

MICHAEL J. ROMEO

ATTORNEY AT LAW

521 Massey Building

BIRMINGHAM, ALA. 35203

Phone 322-6594

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and Other Good and Valuable Consideration DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

James S. Earle, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Pasqual J. DeSantis &amp; wife, Penelope A. DeSantis

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the southwest corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a northerly direction along the west boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 223.35 feet to the point of beginning; thence continue in a northerly direction along said west boundary 411 feet to intersection with southwest right of way boundary of a public road; thence turn 168° 28' to the right in a southeasterly direction along said southwest right of way boundary 420.85 feet; thence turn 102° 27' to the right in a westerly direction 84.20 feet to point of beginning.

Subject to easements and restrictions of record.



1978012500009380 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/25/1978 12:00:00AM FILED/CERT

BOOK 310 PAGE 110

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1978 JAN 25 AM 10:07  
Deed 50  
Rec. 1.50  
Ind. 1.00  
3.00

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of January, 1978

WITNESS:

James S. Earle  
James S. Earle

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, the undersigned  
hereby certify that James S. Earle, an unmarried man  
whose name is signed to the foregoing conveyance, and who  
me on this day, that, being informed of the contents of the conveyance  
on the day the same bears date,

, a Notary Public in and for said County, in said State,

is known to me, acknowledged before  
he executed the same voluntarily

Given under my hand and official seal this 14th day of January, A.D., 1978

Notary Public