

This instrument was prepared by

457

(Name) Ed Castleberry

(Address) 2122 Old Montgomery Highway, Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand Dollars and no/100-----DOLLARS,
(\$50,000.00)

to the undersigned grantor, Baker Dairy Farms Incorporated
in hand paid by Eugene J. Topazi and Phillip N. Cicio

a corporation,

the receipt of which is hereby acknowledged, the said

Baker Dairy Farms Incorporated
does by these presents, grant, bargain, sell and convey unto the said

Eugene J. Topazi and Phillip N. Cicio
the following described real estate, situated in Shelby County.



19790115000005670 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/15/1979 12:00:00AM FILED/CERT

317 and 248
Box 176

Begin at the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 36, T-21-S,
R-3-W, thence run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a
distance of 364.21 feet; thence turn an angle of 89 deg. 08 min.
10 sec. to the right and run a distance of 522.24 feet; thence turn
an angle of 93 deg. 12 min. 08 sec. to the left and run a distance
of 942.22 feet to a point on the West right-of-way line of Shelby
County Highway No. 107; thence turn an angle of 90 deg. 37 min. 22 sec.
to the right and run along said Hwy. R/W a distance of 217.38 feet;
thence turn an angle of 1 deg. 01 min. 39 sec. to the right and
continue along said Hwy. R/N a distance of 336.51 feet to the North
line of the S $\frac{1}{2}$, S $\frac{1}{2}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$; thence turn an angle of 92 deg.
07 min. 55 sec. to the right and run along the North line of said
S $\frac{1}{2}$, S $\frac{1}{2}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$, a distance of 1284.49 feet to the West of line of
said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle of 87 deg. 12 min. 02 sec.
to the right, and run North along the West line of said (con't on reverse
side)
TO HAVE AND TO HOLD, To the said

Eugene J. Topazi and Phillip N. Cicio heirs and assigns forever.

And said Baker Dairy Farms Incorporated does for itself, its successors
and assigns, covenant with said

Eugene J. Topazi and Phillip N. Cicio
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors
and assigns shall, warrant and defend the same to the said

Eugene J. Topazi and Phillip N. Cicio
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Baker Dairy Farms Incorporated by its
President, Frank Thomas Baker, Sr., who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 12th day of January, 19 79.

ATTEST:

Jennie R. Baker
Jennie R. Baker Secretary

Baker Dairy Farms Inc
By *Frank Thomas Baker*
Frank Thomas Baker President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County, in
said State, hereby certify that Frank Thomas Baker
whose name as the President of Baker Dairy Farms Incorporated
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of January, 1979.

Claude K. Ayler
Notary Public

Phillip N. Cicio
Rt. 1 Box 418
Indian Creek Dr.
Helena 35-080

1/4 Sec. [] a distance of 1016.43 [] to the point of begin [].
Situating in the NW 1/4 of the SE 1/4, Sec. 36, T-21-S, R-3-W, Shelby
County, Alabama, and containing 19.44 acres.

The above property cannot be used either for permanent house
trailer parking nor any business. The above shall be a covenant
running with the land and shall bind the grantees, their successors
and assigns.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

DEED WAS FILED

1979 JAN 15 AM 8:31

Thomas A. Lunsford, Jr.
JUDGE OF PROBATE

Deed Tax - 50.00
Rec. 3.00
1.00

54.00



19790115000005670 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/15/1979 12:00:00AM FILED/CERT

BOOK 317 PAGE 249

Deed

B.T.G.

REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA

W. Lunsford
TITLE
RECORDING COMPANY

THIS FORM FROM

Recording Fee \$.....

Office of the Judge of Probate:

COUNTY OF

STATE OF ALABAMA

WARRANTY DEED

TO

Shelby Lunsford