

THIS INSTRUMENT PREPARED

19800904000098530 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
09/04/1980 00:00:00 FILED/CERTIFIED

NAME JAMES F. BURFORD, III

ADDRESS Suite 2900, 300 Vestavia Office Park, Birmingham, Alabama 35216

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents.

That in consideration Fourteen Thousand and no/100 (\$14,000.00)

DOLLARS

to the undersigned grantor William F. Vawter & wife, Merita M. Vawter; R. Nelson Nash & wife Mary W. Nash; N. Lamar Phillips & wife Madie H. Phillips
in hand paid by Richard A. Colafrancesco and wife, Diane W. Colafrancesco

the receipt whereof is acknowledged we the said grantors

do grant, bargain, sell and convey unto the said Richard A. Colafrancesco & wife, Diane W. Colafrancesco

the following described real estate, situated in Shelby County, Alabama,

to-wit:

North one-half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 6, Township 19 South, Range 1 West. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

Subject to: The lien of all taxes for the year 1980 and thereafter.

\$10,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

The grantor William F. Vawter is one and the same person as W. Frank Vawter.

See Exhibit -A- attached hereto and incorporated by reference herein and describing perpetual easements reserved by grantors.

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TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

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

that ~~k~~ (we) have a good right to sell and convey the same as aforesaid; that ~~k~~ (we) will and ~~xy~~ (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, we have hereunto set our hand and seal this 28th day of August, 1980.

WITNESS:

State of

COUNTY

General Acknowledgement

I, hereby certify that

whose name 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.

know to me, acknowledged before me, and executed the same voluntarily.

Given under my hand and official seal this

day of

A. D., 19

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Randall E. Thompson, a Notary Public in and for said County, in said State, hereby certify that William F. Vawter and wife, Merita M. Vawter; R. Nelson Nash and wife, Mary W. Nash; N. Lamar Phillips and wife, Madie H. Phillips whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August 1980.

Randall E. Thompson
Notary Public - Randall E. Thompson
My Commission Expires 2-5-84

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RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for
COMMONWEALTH LAND TITLE INSURANCE CO.
615 No. 21st Street
Birmingham, Alabama 35203

Judge of Probate
COMMONWEALTH LAND TITLE INSURANCE
COMPANY

EXHIBIT -A- TO DEED FROM VAWTER, NASH AND PHILLIPS TO
COLAFRANCESCO RESERVING CERTAIN PERPETUAL EASEMENTS

The grantors hereby reserve a perpetual easement for ingress and egress benefitting the property owned by George B. Alexander and Pearl G. Alexander, said property located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, and said easement being more particularly described as follows:

To describe the center line of a 20 foot wide easement, begin 10 feet south of the northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, thence run West a distance of 135.19 feet, thence turn westerly and northerly an angle of 45 degrees to the north line of the SW $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama.

The grantors also reserve a perpetual easement for ingress and egress benefitting the south half of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, said easement following the same route and width as described in that certain perpetual easement recorded in Book 316, Page 143, Office of the Judge of Probate, Shelby County, Alabama, and said easement so reserved being the part of said easement which traverses the north half of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama.

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RECEIVED

15.9 SEP -4 AM 9:54

Deed 4.00 See mtg. 405-370
Rec. 6.50
Ind. 1.00
11.50