

This instrument prepared by

(Name) Randall E. Thompson

(Address) 500 Southland Drive, Suite 114, Birmingham, Alabama 35225

19810128000009930 Pg 1/7 .00
Shelby Cnty Judge of Probate, AL
01/28/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donald A. Bowden, an unmarried man

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

Tony Montalbano and wife, Willie Pearl Montalbano

(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:

SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 1 West.

Grantor establishes for the use of the Grantees, his heirs and assigns, an easement 20 feet in width over and across the property adjacent to the above described property, now owned by grantor, for the sole purpose of ingress and egress.

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1976 NOV -4 PM 2:47
JUDGE OF PROBATE
Shelby County, Alabama
FILED

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, unless otherwise noted above; 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(s) and seal(s), this 9th day of June, 1976 4th

WITNESS:

(Seal)

(Seal)

(Seal)

Donald A. Bowden (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

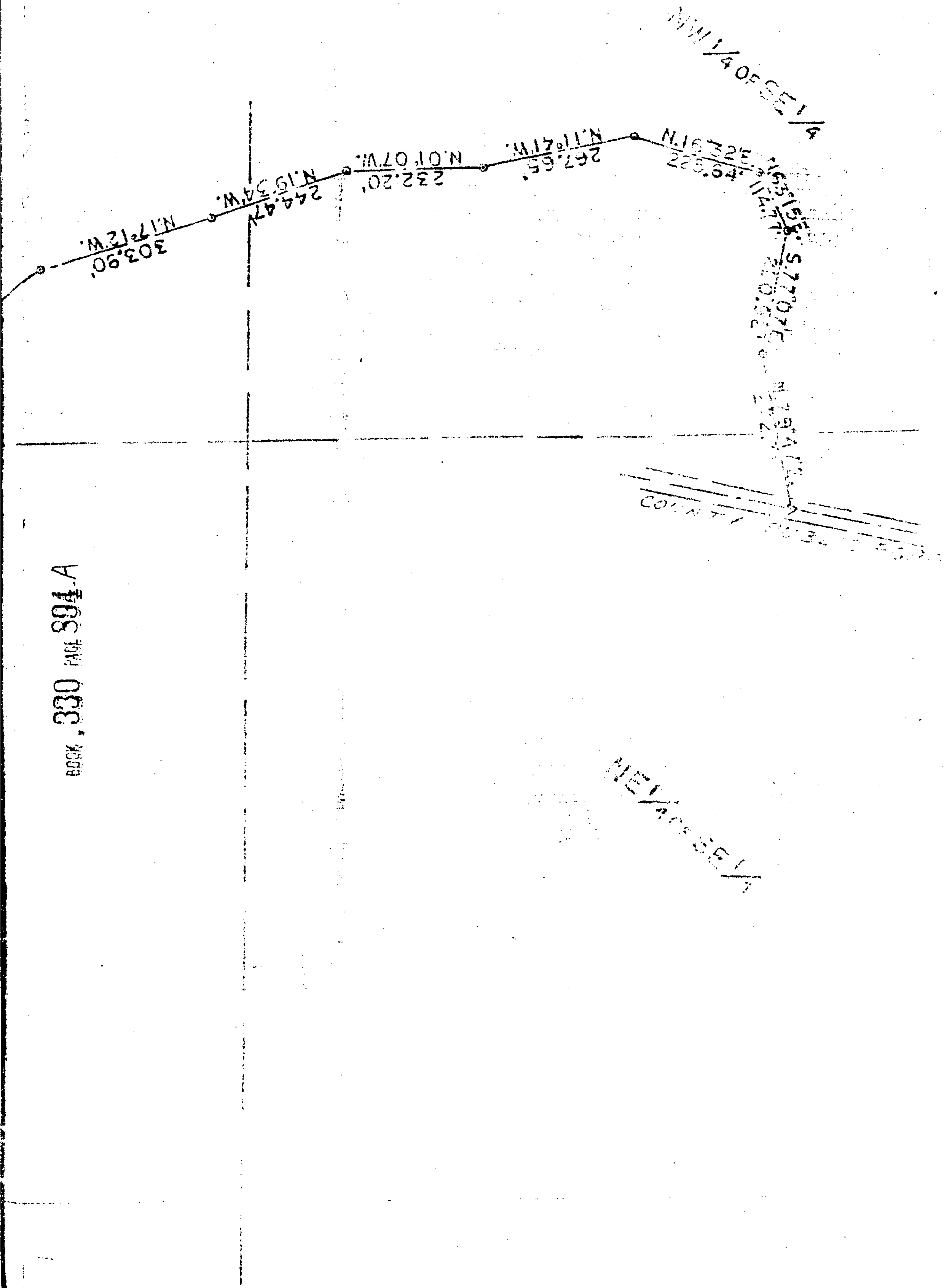
General Acknowledgment

I, Randall Edward Thompson, a Notary Public in and for said County, in said State, hereby certify that Donald A. Bowden whose name 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 is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, A. D., 1976

3017 General Acknowledgment

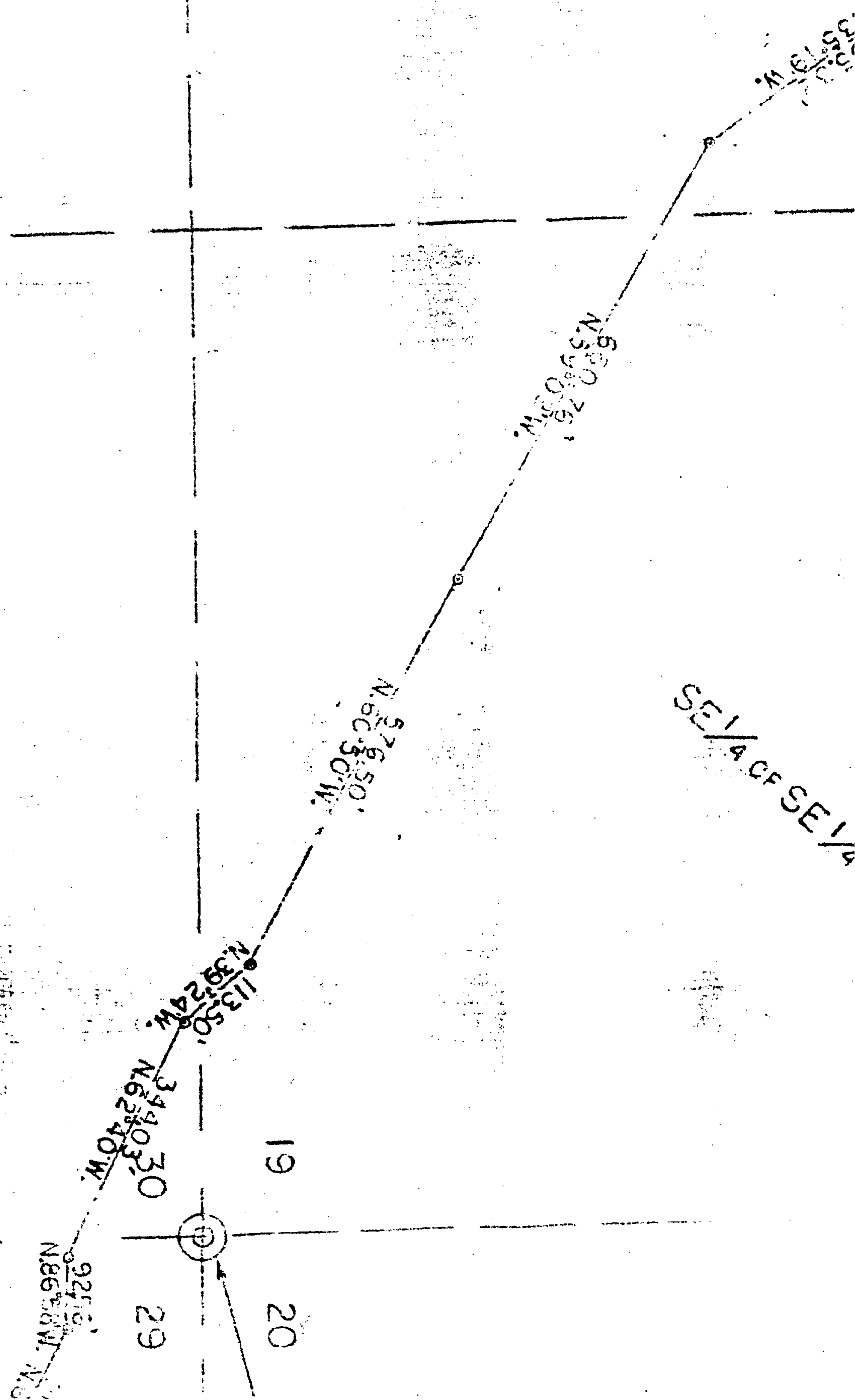
My Commission Expires February 5, 1980



SW 1/4 or SE 1/4

SE 1/4 of SE 1/4

NE 1/4



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TONY MONTALBANO

BOOK .330 PAGE 395

RECEIVED
JAN 19 1961

1961

1961

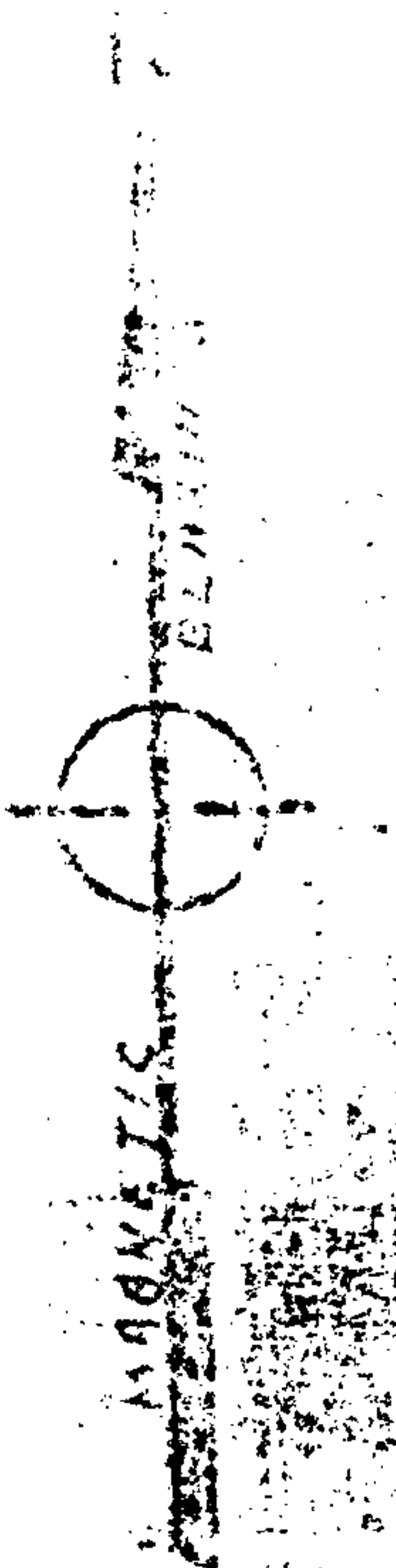
1961

1961

1961

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SEE 1/4 OF 12



NW CORNER
SEC. 29, T. 20 S., R. 1 W.

19

20

30

29

9256'
N 86° 58' W
256.07'
N 61° 57' W

N 23° 17' E
324.87'

NW 1/4 OF NW 1/4

N 17° 30' E
173.60'

STATE OF ALABAMA
SHELBY COUNTY

I, Jack C. Loden, a registered
that the foregoing is a true and cor
centerline of a 20.0 foot wide agres
and a line from the corner of the

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INGE DE FROBAT

JACK W. LOPEZ, ATT. GEN., 10381

Commence at the Northeast corner of the Southeast 1/4 of Section 30, Township 20 South, Range 1 West and run S. 00° 19' W., along the easterly boundary of said SE 1/4 of NE 1/4 distance of 17.0 feet to 44 intersect with the centerline of a 20.0 foot wide egress-ingress right-of-way, the point of beginning for the centerline of the 20.0 foot wide egress-ingress right-of-way herein described to-wit: thence run the following consecutive bearings and distances along the centerline of said egress-ingress right-of-way (N. 36° 34' E., 320.21 feet; N. 16° 10' E., 173.90 feet; N. 66° 11' W., 181.5 feet; N. 33° 11' E., 281.93 feet; N. 23° 17' E., 324.87 feet; N. 61° 57' W., 266.07 feet; N. 88° 05' E., 281.93 feet; N. 62° 34' W., 344.03 feet; N. 39° 24' W., 113.50 feet; N. 60° 50' W., 576.50 feet; N. 59° 02' W., 660.76 feet; N. 35° 19' W., 365.32 feet; N. 17° 12' W., 303.90 feet; N. 19° 34' W., 224.47 feet; N. 01° 07' W., 232.20 feet; N. 11° 41' W., 267.65 feet; N. 16° 32' E., 225.64 feet; N. 63° 15' E., 114.77 feet; S. 77° 07' E., 220.92 feet; N. 79° 47' E., 272.71 feet) to its intersection with the centerline of a County Public Road.

Given under my hand and seal this 7th day of December, 1979.

Oliver under my hand and seal this 7th day of December, 1979.

SECRET

TONY MONAHAN
201 E. 6th St. - 2nd Floor - S

27

19

1990

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