

This instrument prepared by  
(Name) **A.H. Nichols**

736

(Address) **1912 Avenue G, Ensley, Birmingham, Alabama 35218**

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$ 2000.00

That in consideration of One dollar and 00/100 (\$1.00) and other good and valuable consideration,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Alice Edna Johnson**, an unmarried woman,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joe Michael Maniscalco**,

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Begin at a point on the West margin of the Columbiana-Chelsea paved highway otherwise known as Pumpkin Swamp Road which point is the point of intersection of the said West margin of said road with the South margin of a dirt road known as the East Saginaw Road and go thence along the South margin of said East Saginaw Road North 68 deg. 45 min., West 199.3 feet; thence North 59 deg. 45 min. West along the South margin of said road 204 feet; thence North 66 deg. 15 min. West along the South margin of said road 62 feet to the point of beginning of the property hereby conveyed; go thence South 3 deg. 15 min. East 150 feet; go thence in an Easterly direction perpendicular to the bound last mentioned 80 feet; go thence in a Northeasterly direction 90 feet, more or less, to a point on the South margin of the said East Saginaw Road which point is 150 feet distant along the South margin of said road from the point of beginning; go thence North 59 deg. 45 min. West 98 feet; thence North 66 deg. 15 min. West 62 feet to the point of beginning, situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 26, Township 20, Range 1 West; being the same property described in deed recorded in Vol. 144, page 260, Probate Office of Shelby County, Alabama. There is excepted from this conveyance the mineral rights which have been disposed of in a prior sale.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 13th day of August, 1982

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
ATTACHMENT WAS FILED

1982 AUG 23 AM 8:31

Thomas A. Swadlow, Jr.  
JUDGE OF PROBATE

*Alice Edna Johnson* (Seal)

General Acknowledgment

STATE OF ALABAMA  
Jefferson COUNTY

Deed 2.00  
Reg. 1.50  
Sub. 4.50

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Alice Edna Johnson, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, A. D., 1982

1730 E. Valley Ave.  
Birmingham, Ala. 35209

*A.H. Nichols*  
Notary Public.