

This instrument was prepared by

(Name) Phillip Cicio
Route 1, Box 418
(Address) Helena, AL 35080

(Name) Anthony L. Cicio of Cicio and Nolen
(Address) 2153 14th Avenue South, Birmingham, AL 35205



19830125000010340 Pg 1/2 00
Shelby Cnty Judge of Probate, AL
01/25/1983 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Six Thousand and no/100-----(\$26,000.00)----- DOLLARS
and other good and vaulable consideration.

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

Phillip B. Maple and wife Mary V. Maple

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

Phillip N. Cicio and wife Marie Cicio

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

Easement for Indian Crest Drive as shown on survey recorded in Map Book 8, Page 8.

BOOK 344 PAGE 758

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 ~~xxx~~ (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 ~~x~~ (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, we have hereunto set our hand(s) and seal(s), this 19th day of January, 19 83.

WITNESS:

(Seal)

(Seal)

(Seal)

Phillip B. Maple (Seal)
Mary V. Maple (Seal)
Mary V. Maple (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip B. Maple and wife Mary V. Maple 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of January, A. D., 19 83

Rodney E. Nolen
Notary Public.

EXHIBIT "A"

LEGAL DESCRIPTION

Part of Lot B-3, as shown on a Resurvey recorded in Map Book 8, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama of Parcels B-1 and B-2, Residential Subdivision, more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama and thence run in an Easterly direction along the South line of said quarter-quarter section a distance of 531 feet; thence turn an angle to the left of 92 degrees 37' 36" and run in a Northerly direction a distance of 1125.87 feet to the point of beginning; From the point of beginning thence turn left 92 degrees 38' 40" and run West a distance of 294.86 feet to a point in the center of Indian Crest Drive as shown on said survey recorded in Map Book 8, Page 8; thence run in a Northerly and Easterly direction along the center line of Indian Crest Drive to a point on the North line of said quarter-quarter section, which said point is also 371.22 feet east of the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section 21; thence run East along the North line of said quarter-quarter section 159.78 feet to a point which is 531 feet East of the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section 21; thence run South along a line 531 feet East of the West line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 192.15 feet to the point of beginning. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

aw

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

1983 JAN 25 AM 9:29

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX 26.00
Dee 3.00
Ind 1.00

30.00