

This instrument was prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY

HOMEWOOD, ALABAMA 35209

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

SEND TAX NOTICE TO:

Salvador J. Maniscalco

STATE OF ALABAMA

SHELBY

COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred twelve thousand five hundred fifty and no/100 (\$112,550.00) and the assumption of the mortgage recorded in Mortgage recorded in Mortgage Book 334, page 283, Probate Office of Shelby County, Alabama.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Sims R. Beavers and wife, Ann T. Beavers

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Salvador J. Maniscalco

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 1983.

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Subject to transmission line permit of record.

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BOOK

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

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 myself (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I (we) 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 myself (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 23rd
June, 1983.

(Seal)

(Seal)

(Seal)

Sims R. Beavers (Seal)
SIMS R. BEAVERS
Ann T. Beavers (Seal)
ANN T. BEAVERS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY}

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Sims R. Beavers and wife, Ann T. Beavers whose name 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 23rd day of June, A. D. 1983.

L. L. Halcomb

Notary Public

My Commission Expires 1/23/86

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL I:

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Begin at the Northwest corner of the Southwest Quarter of Section 22, Township 19 South, Range 2 West; thence run East along the North line of said Southwest Quarter a distance of 343.8 feet to the East right-of-way boundary of Roadway; turn right an angle of 87 degrees 49 minutes along said East right-of-way boundary a distance of 382.08 feet for point of beginning; thence continue said course along said East right of way ~~boundary~~ a distance of 382.08 feet; turn left an angle of 87 degrees 49 minutes a distance of 308.55 feet; turn left an angle of 92 degrees 13 minutes 30 seconds a distance of 382.08 feet; turn left an angle of 87 degrees 46 minutes 30 seconds a distance of 382.08 feet to point of beginning; being in the West One-half of the Northwest Quarter of the Southwest Quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.
According to survey of A. G. Coulter, Reg. No. 1967, dated May 2, 1973.

PARCEL II:

Commence at the Northwest corner of the Southwest Quarter of Section 22, Township 19 South, Range 2 West; run thence in an Easterly direction along the North line of said Quarter Section for a distance of 649.80 feet; thence turn an angle to the right of 87 degrees 46 minutes 30 seconds and run in a Southerly direction for a distance of 242.36 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 139.93 feet; thence turn an angle to the right of 92 degrees 13 minutes 30 seconds and run in a Westerly direction for a distance of 313.43 feet; then turn an angle to the right of 88 degrees 53 minutes 18 seconds and run in a Northerly direction for a distance of 139.79 feet; thence turn an angle to the right of 91 degrees 05 minutes 59 seconds and run in an Easterly direction for a distance of 310.71 feet to the point of beginning.
According to survey of Coulter, Gay, Salmon & Martin Eng. Co., Inc., dated May 27, 1983.

Situated in Shelby County, Alabama.

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

1983 JUN 24 AM 10:28

Thomas A. Smawler, Jr.
JUDGE OF PROBATE

Deed TAX 113.00
Rec 3.00
Jnd 1.00
117.00