

This Instrument Prepared By:

Send Tax Notice To:

Claude McCain Moncus, Esq.
2100 16th Avenue South
Birmingham, AL 35205

BRUNO'S, INC.
Attention Real Estate Division
P. O. Box 2486
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-four Thousand Seven and 46/100 Dollars (\$374,007.46) of which One Hundred Eighty-seven Thousand Three and 73/100 Dollars (\$187,003.73) has been paid simultaneously from grantee to grantor, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Ernest A. Joseph and Joe J. Joseph (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto BRUNO'S, INC. (herein referred to as grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of the N 1/2 of the SW 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, described as follows: Begin at the Southwest corner of the N 1/2 of the SW 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, and run Easterly along the South side of the said N 1/2 for 790.66 feet to the point of beginning; then continue along the last described course for 342.22 feet; thence turn an angle of 57 degrees 13 minutes 19 seconds to the left and run Northeasterly for 26.54 feet; thence turn an angle of 84 degrees 09 minutes 30 seconds to the left and run northwesterly for 894.71 feet; then turn an angle of 107 degrees 39 minutes 31 seconds to the left and run southwesterly for 244.52 feet; then turn an angle of 72 degrees 20 minutes 29 seconds to the left and run southeasterly for 292.51 feet; then turn an angle of 90 degrees 00 minutes to the right and run southeasterly for 7.00 feet; then turn an angle of 90 degrees 00 minutes to the left and run southeasterly for 263.34 feet back to the point of beginning.

Subject to:

1. Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 55, Page 586, in aforesaid probate office.
3. Right-of-way granted to South Central Bell Telephone Company by instrument recorded in Deed Book 342, Page 939, in aforesaid probate office.

Calvin Tuttle

The above described property is not nor ever has been the homestead property of either grantor.

TO HAVE AND TO HOLD to the said grantee, its successors or assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of September, 1983.

Ernest A. Joseph (SEAL)
Ernest A. Joseph

Joe J. Joseph (SEAL)
Joe J. Joseph

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest A. Joseph and Joe J. Joseph 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 19th day of September, 1983.

Marjorie O. Pabbs
Notary Public

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

1983 SEP 20 AM 8:26

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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Deed Tax	374.50
Rec	3.00
Ind	1.00
	378.50