

1655

This instrument was prepared by  
(Name) William D. Nichols, P.C.  
(Address) One Perimeter Park South, Suite 320-South Tower, Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA )  
Shelby COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWELVE THOUSAND & 00/100 DOLLARS

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

herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MIKE CATALANOTTO, JR. and  
wife CAROL R. CATALANOTTO, as Joint Tenants with Right of Survivorship.

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

A parcel of land in the SW 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3  
West, Shelby County, Alabama, described as follows:  
Commence at the SW corner of said 1/4-1/4 Section; thence run North along the West  
1/4-1/4 line 685.09 feet to the point of beginning; thence continue last course 62.0  
feet; thence run right 73 deg. 24' 58" and run Northeast 119.57 feet to a point on  
the curve of a cul-de-sac with a delta angle of 64 deg. 45' 07" and a radius of 50.0  
feet; thence turn right 90 deg. 00'00" to tangent and run counterclockwise along the  
arc of said curve 56.51 feet; thence turn right 90 deg. 00'00" from tangent and run  
Southwest 142.69 feet; thence turn right 112 deg. 18'00" and run Northwest 155.67  
to the point of beginning.  
Said parcel to be known as Lot 3, Danville Estates .

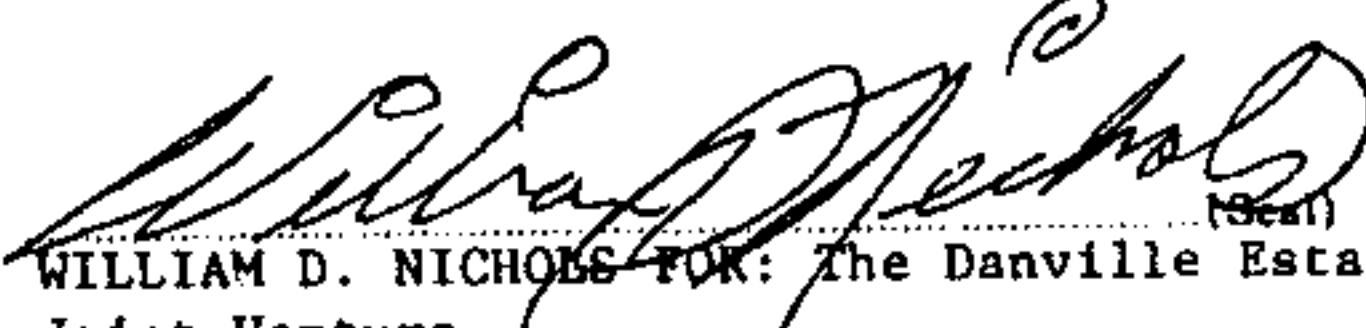
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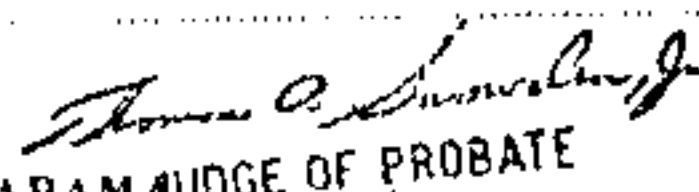
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And X (we) do for ~~XXXX~~ (ourselves) and for ~~XXX~~ (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 ~~xx~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (we) will and ~~xxx~~ (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~~ hands(s) and seal(s), this 23rd  
day of July, 1987

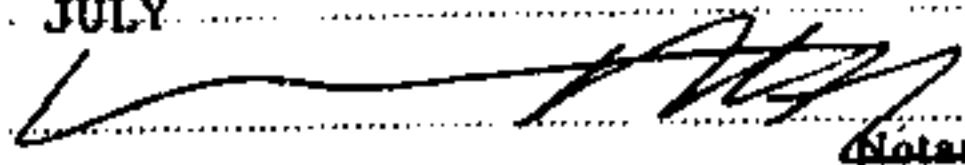
Deed TAX 3.50  
Rec 2.50  
Inst 1.00  
- 6.00  
STATE OF ALA. SHELBY CO. (Seal)  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
1987 JUL 24 PM 2:03 (Seal)

  
WILLIAM D. NICHOLS FOR: The Danville Estates  
Joint Venture (Seal)  
(Seal)

  
STATE OF ALABAMA JUDGE OF PROBATE  
Shelby COUNTY

General Acknowledgment

I, WILLIAM R. HILL, JR., a Notary Public in and for said County, in said State,  
hereby certify that WILLIAM D. NICHOLS FOR THE DANVILLE ESTATES JOINT VENTURE  
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 that he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 23rd day of JULY, A. D., 1987  
  
Notary Public.