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Send Tax Notice To:  
Anthony S. Serio and  
Lawrence L. Serio, Jr.

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STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED

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That in consideration of EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00) (representing \$50,000.00 applied to interest arrearage and \$30,000.00 to the reduction of the principal of the note evidenced by the mortgage being assumed and hereinafter described) PLUS\* the assumption of the hereinafter described mortgage to the undersigned Grantors in hand paid by the Grantees herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, LESTER C. WYATT and MARY B. WYATT, his wife, (hereinafter referred to as Grantors) do hereby grant, bargain, sell and convey unto ANTHONY S. SERIO and LAWRENCE L. SERIO, JR., (hereinafter referred to as Grantees) as joint tenants, with right of survivorship, the following described real property, located and situated in Shelby County, Alabama, to-wit:

Parcel of land located in the North 1/2 of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of the

*Single Serio*

Southwest 1/4 of the Northwest 1/4 of said Section 31; thence in an Easterly direction a distance of 452.73 feet; thence 86 degrees, 31 minutes, 40 seconds right, in a Southerly direction, a distance of 1321.78 feet; thence 47 degrees, 06 minutes right, in a Southwesterly direction, a distance of 250.20 feet, said point being the approximate center line of an existing road; thence 100 degrees, 04 minutes, 45 seconds left, in a Southeasterly direction along said approximate center line, a distance of 80.05 feet to the point of beginning; thence continue along last described course, a distance of 300.36 feet to the beginning of a curve to the right, having a radius of 965.17 feet; thence 1 degree, 41 minutes, 30 seconds right, to chord of said curve, in a Southeasterly direction along said approximate center line of said existing road, a chord distance of 56.99 feet; thence 123 degrees, 34 minutes, 03 seconds right from said chord, in a Southwesterly direction, a distance of 583.82 feet to a point on the Easterly right of way line of U. S. Highway 31 South, said point being on a curve having a radius of 2010.08; thence 97 degrees, 33 minutes, 22 seconds right to chord of said curve to the left, in a Northwesterly direction along said right of way, a chord distance of 311.77 feet; thence 85 degrees, 12 minutes, 35 seconds right from said chord, in a Northeasterly direction, a distance of 338.31 feet to the point of beginning. Said parcel being situated in Shelby County, Alabama.

Subject to a non-exclusive easement appurtenant over and across the following described real estate:

A proposed 20 foot wide easement over and across said parcel of land, being more particularly described as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 31; thence in an Easterly

direction, a distance of 452.73 feet; thence 86 degrees, 31 minutes, 40 seconds right, in a Southerly direction, a distance of 1321.78 feet; thence 47 degrees, 06 minutes right, in a Southwesterly direction, a distance of 250.20 feet; thence 79 degrees, 55 minutes, 15 seconds right, in a Northwesterly direction, a distance of 34.06 feet; thence 89 degrees, 58 minutes, 30 seconds left, in a Southwesterly direction, a distance of 146.00 feet; thence 38 degrees, 00 minutes right, in a Southwesterly direction, a distance of 152.97 feet to a point on the Easterly right of way line of U. S. Highway 31 South, said point being on a curve having a radius of 2010.08 feet; thence 89 degrees, 39 minutes, 27 seconds left to tangent of said curve to the right, in a Southeasterly direction along said right of way line, an arc distance of 100.00 feet to the point of beginning, said point being on the center line of a 20 foot wide easement; thence 90 degrees left to the tangent of said right of way curve, in a Northeasterly direction along said center line of easement, a distance of 31.00 feet; thence 30 degrees, 04 minutes, 40 seconds left, in a Northeasterly direction along said center line, a distance of 164.38 feet; thence 36 degrees, 07 minutes, 08 seconds right in a Northeasterly direction along said center line, a distance of 44.00 feet; 64 degrees, 00 minutes right, in a Southeasterly direction along said center line, a distance of 50.00 feet; thence 64 degrees, 00 minutes left, in a Northeasterly direction along said center line, a distance of 113.00 feet; thence 90 degrees right, in a Southeasterly direction along said center line, a distance of 167.78 feet, thence 85 degrees, 31 minutes, 16 seconds right, in a Southwesterly direction along said center line, a distance of 333.72 feet to said Easterly right of way line of U. S. Highway 31

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South and being the end of said center line of a 20 foot wide easement. Situated in Shelby County, Alabama.

SUBJECT TO:

1. General and special taxes or assessments for 1991 and subsequent years not yet due and payable: 1990 Ad Valorem Tax - I.D.#58-10-9-31-3-001-016.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 281 Page 6 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 329 Page 306; Deed Book 101 Page 506; Deed Book 112 Page 513; Deed Book 175 Page 57; Deed Book 138 Page 50 and Deed Book 170 Page 258 in Probate Office.
4. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 154 Page 162 and Deed Book 159 Page 482 in Probate Office.
5. Right(s)-of-Way(s) for Highway as acquired by condemnation as set out in instrument(s) recorded in Real 16 Page 190 and 191 in Probate Office.
6. Mortgage from Lester C. Wyatt and Mary B. Wyatt to New South Federal Savings Bank dated February 2, 1990, in amount of \$450,000.00 and recorded in Real 277 Page 182; along with Assignment of Rents & Leases, to be paid and properly satisfied.

Together with the abandonment, release and discharge by Grantors of that certain easement referred to herein.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors 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 Grantors do for themselves, their personal representatives, executors and assigns, covenant with the said Grantees, their heirs, personal representatives, executors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise note above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns will warrant and defend the same to the said Grantees, their heirs, personal representatives, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 30<sup>th</sup> day of May, 1991.

WITNESS:

[Signature]

[Signature]

[Signature]  
LESTER C. WYATT

[Signature]  
MARY B. WYATT

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lester C. Wyatt and Mary B. Wyatt, his wife, whose names are signed to the foregoing Warranty Deed and who are known to me, acknowledged before me on this day, that, being informed of the contents of the Warranty Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of May, 1991.

*Sarah Frances Clement*  
NOTARY PUBLIC

*My Commission Expires 7/2/91*

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

91 MAY 31 PM 4:34

*Thomas P. Inwood, Jr.*  
JUDGE OF PROBATE

1	Real Tax	50.00
2		
3		
4		150.00
5		30.00
6		100.00
Total		669.00

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