

SEND TAX NOTICE TO
Marguerite Biagioli Yates
537 First Avenue West
Alabaster
Alabama 35007

This instrument was prepared by:
Patrick H. Boone, Attorney at Law
2026 Second Avenue North
1312 City Federal Building
Birmingham, Alabama 35203-3709

500 00

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Love and Affection and One Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Thomas M. Biagioli, a single man, and Marguerite Biagioli Yates, a married woman, (hereinafter referred to as "Grantors"), grant, bargain, sell and convey unto Marguerite Biagioli Yates (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 699.42 feet to the point of beginning; thence continue along last described course a distance of 418.60 feet; thence turn right 90 degrees 00 minutes 00 seconds and run North a distance of 374.21 feet; thence turn right 90 degrees 00 minutes 00 seconds and run East a distance of 418.60 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South a distance of 364.21 feet to the point of beginning. According to survey of Amos Cory, RLS #10550, dated March 1, 1990.

Also, an easement for ingress and egress from the East line of the above described property to the Northwest right of way line of Shelby County Highway No. 35, lying on the North side and parallel to the following described line: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 699.42 feet; thence turn an angle of 90 degrees to the right and run North 324.41 feet to the point of beginning of the line herein described; thence turn an angle of 90 degrees to the right and run East a distance of 268.54 feet; thence turn an angle of 34 degrees 52 minutes to the right and run Southeasterly 390.73 feet, more or less, to a point on the Northwest right of way line of Shelby County Highway No. 35, and the ending point of the line herein described. Being situated in Shelby County, Alabama.

The intent and purpose of this deed is to convey to Marguerite Biagioli Yates that certain real estate situated in Shelby County, Alabama, more particularly described in the following deeds: (1) That deed, dated May 12, 1988, filed in the office of the Judge of Probate of Shelby County, Alabama, on May 19, 1988 and recorded at Book 185, Page 260; (2) That deed, dated July 14, 1989, filed in the office of the Judge of Probate of Shelby County, Alabama, on July 27, 1989 and recorded at Book 248, Page 149; (3) That deed, dated March 23, 1990, filed in the office of the Judge of Probate of Shelby County, Alabama, on March 28, 1990 and recorded at Book 284, Page 525; and (4) That deed, dated April 9, 1990, filed in the office of the Judge of Probate

BOOK 380 PAGE 781

Warranty Deed
Page 2

of Shelby County, Alabama, on May 17, 1990 and recorded at Book 291, Page 822.

This conveyance is made subject to all existing restrictions, right of ways, limitations, easements, exceptions, reservations, releases and covenants of record.

The above described property does not constitute the homestead of either of the Grantors herein.

Marguerite Yates, the Grantee in that certain deed, dated May 12, 1988, filed for record in the Probate Court of Shelby County, Alabama, on May 19, 1988 and recorded at Book 185, Page 260, and Marguerite Biagioli Yates, who is one of the Grantors herein, are one and the same person.

Marguerite Yates, the Grantor in that certain deed, dated July 14, 1989, filed for record in the Probate Court of Shelby County, Alabama, on July 27, 1989 and recorded at Book 248, Page 149, and Marguerite Biagioli Yates, who is one of the Grantors herein, are one and the same person.

Marguerite Biagioli, one of the Grantees in that certain deed, dated April 9, 1990, filed for record in the Probate Court of Shelby County, Alabama, on May 17, 1990, and recorded at Book 291, Page 822, and Marguerite Biagioli Yates, who is one of the Grantors herein, are one and the same person.

Thomas M. Baigioli, the Grantee in that certain deed, dated March 23, 1990, filed for record in the Probate Court of Shelby County, Alabama, on March 28, 1990, and recorded at Book 284, Page 525, and Thomas M. Biagioli, who is one of the Grantors herein, are one and the same person.

Thomas M. Baigioli, the Grantor and one of the Grantees in that certain deed, dated April 9, 1990, filed for record in the Probate Court of Shelby County, Alabama, on May 17, 1990, and recorded at Book 291, Page 822, and Thomas M. Biagioli, who is one of the Grantors herein, are one and the same person.

This deed was prepared using information furnished by Grantors. No examination of the title was made. No title opinion was made or rendered.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, her heirs 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; and that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 10th day of December, 1991.

Thomas M. Biagioli
Thomas M. Biagioli

Marguerite Biagioli Yates
Marguerite Biagioli Yates

BOOK 380 PAGE 782

STATE OF NORTH CAROLINA

GUILFORD COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Thomas M. Biagioli, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of December, 1991.

Stanley J. Page
Notary Public

STATE OF ALABAMA

SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Marguerite Biagioli Yates, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of December, 1991.

Gail B. Pugh
Notary Public

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

92 JAN -2 AM 9:26

Thomas W. Shandling
JUDGE OF PROBATE

1. Deed Tax	\$.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.56
4. Indexing Fee	\$ 3.70
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.76