

Send Tax Notice to:  
Mrs. Amelia C. Pacifico

1055 Indian Crest Dr.  
Pelham AL 35124

This Instrument Prepared By:  
Maurice L. Shevin, Esquire  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255

480-1110

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

Inst # 1994-13077

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and the execution and delivery of a deed simultaneously herewith from the hereinafter named Grantee to the hereinafter named Grantor conveying that certain property described on Exhibit "A" attached hereto and made a part hereof by reference and incorporation, such conveyance representing a like kind exchange of parcels of real property between the Grantor and Grantee herein, the undersigned, **ALBERT D. PACIFICO**, a married man (hereinafter referred to as the "Grantor"), in hand paid by **AMELIA C. PACIFICO** (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Cahaba Valley Farms, a single family, residential, estate of lot subdivision as recorded in Map Book 15, Page 36, in the Office of the Probate Judge of Shelby County, Alabama.

This conveyance is made subject to the following:

1. 1994 ad valorem taxes, a lien but not yet due and payable.
2. Public utility easements as shown by recorded plat, including a 60 foot easement of the easterly side and a 30 foot easement on the southerly side of lot.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 15, Page 36; Real 345, Page 293, in said Probate Office.
4. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133, Page 170, in said Probate Office.
5. Rights of riparian owners in and to the use of Bishop Creek.
6. Prescriptive right-of-way along the east line of subject property.

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

The property conveyed herein does not constitute homestead property of the Grantor.

And the Grantor does, for himself and his heirs, executors and administrators, covenant with the said Grantee that he is lawfully seized of said premises in fee simple, that they are free from all encumbrances except as hereinabove stated; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors and administrators shall warrant and defend the same unto the said Grantee, her heirs and assigns forever, against the lawful claims of any and all persons.

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LR163882.1LR

04/21/1994-13077  
02:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 493.50

IN WITNESS WHEREOF, the said Grantor has hereto set his hand and seal on this the 20th  
day of April, 1994.

Albert D. Pacifico (SEAL)  
ALBERT D. PACIFICO

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert D. Pacifico, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 20th day of April, 1994.

Marilynn Sue Tager  
NOTARY PUBLIC  
My Commission Expires: 11/30/97

**EXHIBIT "A"**

Lot 3 according to the Survey of Cahaba Valley Farms, as recorded in Map Book 15, Page 36, in the Office of the Probate Judge of Shelby County, Alabama.

Inst # 1994-13077

04/21/1994-13077  
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