

This instrument was prepared by

Grantee's address:
Michael P. Rizzo
191 Highway 333
Columbiana, AL 35051

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand Nine Hundred and no/100 DOLLARS
(\$19,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Michelle McFadden, married

herein referred to as grantors) do grant, bargain, sell and convey unto

Michael P. Rizzo and Deana C. Rizzo

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama, for the point of beginning; thence run South 89° 23' 51" East for 298.23 feet to the west edge of a 60 foot wide easement; thence turn an angle of 80° 55' 42" to the right for a distance of 74.55 feet; thence turn an angle of 28° 39' 02" to the right for a distance of 485.40 feet; thence turn an angle of 69° 55' 41" to the right for a distance of 142.6 feet more or less to the west boundary line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 20 South, Range 1 East; thence run North 00° 13' 24" West along said west boundary line for 530.7 feet, more or less, to the point of beginning. Containing 2.9 acres, more or less.

Also, a 60 foot wide easement for ingress, egress, and utilities, the centerline of which is described as follows:

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 20 South, Range 1 East; thence run East along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 328.61 feet; thence turn an angle of 80° 55' 42" to the right and run 77.42 feet to the point of beginning; thence turn an angle of 180° 00' to the right and run 648.11 feet; thence turn an angle of 11° 08' 47" right and run 492.50 feet; thence turn an angle of 04° 26' 42" left and turn 158.69 feet; thence turn an angle of 04° 56' 28" left and run 342.21 feet to the Southerly right of way line of Shelby County Road No. 32 for the point of ending.

Subject to restrictions and covenants as set out in instrument recorded as Instrument #1996-7792 in the Probate Office of Shelby County, Alabama, and as shown on attached Exhibit A.

The above-described property is not the homestead of Grantor or Grantor's spouse.

The purchase price was paid by note and mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I/we have hereunto set my/our hands(s) and seal(s), this 4th day of June, 1996.

WITNESS:

(Seal)

(Seal)

(Seal)

Michelle McFadden (Seal)
Michelle McFadden

Inst # 1996-18260 (Seal)

06/05/1996-18260
03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Michelle McFadden, married

whose name (s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, A. D., 1996

Form 31-A



William A. Justice
Notary Public.

FIRST NATIONAL BANK OF COLUMBIANA
POST OFFICE BOX 977
COLUMBIANA, ALABAMA 35051

EXHIBIT A
PROTECTIVE COVENANTS AND RESTRICTIONS
MICHELLE MCFADDEN

TO

MICHAEL P. RIZZO AND DEANA C. RIZZO

The following restrictions and covenants shall attach to and run with the land perpetually:

1. No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used at any time as a residence either temporarily or permanently.
2. No mobile home will be permitted.
3. No visible accumulation of inoperable vehicles or machinery will be permitted on this property.
4. No commercial chicken operations will be allowed.
5. New home construction shall contain a minimum of 1,500 square feet excluding basements.
6. There shall be no more than one residence per lot.
7. No junked or non-operable motor vehicles or non-operative equipment or construction materials or other abandoned non-used personal property may be stored or allowed to remain on any lot.

M.M.
MP
DCR

Inst # 1996-18260

06/05/1996-18260
03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00