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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Joseph F. Sigona(Address) 609 East Deepdale Road
Phoenix, Arizona 85022

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 DOLLARS

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

Doris L. Sigona and husband, Joseph F. Sigona

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

Doris L. Sigona and Joseph F. Sigona

(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 Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama; thence run North along the East line of said 1/4-1/4 Section a distance of 45.58 feet to the North right of way line of a county paved highway; thence turn an angle of 89 degrees 58 minutes 50 seconds to the left and run along said right of way a distance of 339.12 feet; thence turn an angle of 105 degrees 53 minutes 46 seconds to the right and run a distance of 776.68 feet to the point of beginning; thence continue along last course a distance of 460.00 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section; thence turn an angle to the right of 66 degrees 31 minutes 27 seconds and run East along the North line of the Southeast Quarter of the Southwest Quarter a distance of 861.38 feet to the West right of way line of Alabama State Highway #145; thence turn an angle of 115 degrees 52 minutes 32 seconds to the right and run in a Southwesterly direction along said West right of way line to a point lying due East of the point of beginning; thence run in a Westerly direction parallel to the North line of the Southeast Quarter of the Southwest Quarter back to the point of beginning.

Property described above is one and the same property as described in deed recorded in Real Book 171, Page 582 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs 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 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, we have hereunto set our hand(s) and seal(s), this

2

day of July, 1996

WITNESS:

(Seal)

Doris L. Sigona
Doris L. Sigona

(Seal)

(Seal)

Joseph F. Sigona

(Seal)

(Seal)

Joseph F. Sigona

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doris L. Sigona and Joseph F. Sigona whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2day of JulyA. D., 19 96Michael T. Atchison
Notary Public

Inst # 1996-21324