

Send Tax Notice to:
Nancy Bruno
1641 Panorama Drive
Birmingham, Alabama 35216

STATE OF ALABAMA)
SHELBY COUNTY)
Inst # 1998-03968
02/05/1998-03968
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$44.00 \$46.00
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, VINCENT BRUNO AND CAROL ANN BRUNO RUMORE, TRUSTEES OF TRUST ESTATE A UNDER LEE J. BRUNO REVOCABLE MANAGEMENT TRUST AGREEMENT RESTATED JULY 26, 1991, (hereinafter collectively referred to as the "Grantors"), in hand paid by NANCY BRUNO, (hereinafter collectively referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell, and convey unto the said Grantee, all of their right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made subject to the following:


1. 1998 ad valorem taxes, a lien due and payable October 1, 1998.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

NOTE: Grantors limit their liability hereunder solely to the assets they receive and hold as Trustees of the Trust Estate A Under Lee J. Bruno Revocable Management Trust Agreement Restated July 26, 1991 as aforesaid.

NOTE: The property herein conveyed is not the homestead property of any of the Grantors.

TO HAVE AND TO HOLD to the said Grantees, and to the heirs, executors and assigns of such Grantees in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the said Grantors have hereto set their respective hands and seals on this the 31st day of December, 1997.


Vincent Bruno, Trustee of Trust
Estate A under Lee J. Bruno
Revocable Management Trust
Agreement Restated July 26, 1991.

Carol Ann Bruno Rumore

Carol Ann Bruno Rumore,
Trustee of Trust Estate A under
Lee J. Bruno Revocable Management
Trust Agreement Restated July 26, 1991.

STATE OF ALABAMA)

COUNTY OF)

Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vincent Bruno, whose name as Trustee of Trust Estate A under Lee J. Bruno Revocable Management Trust Agreement Restated July 26, 1991, 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, in his capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 1997.

Judith F Todd
Notary Public
My Commission Expires: 10-12-98

AFFIX SEAL

STATE OF ALABAMA)

COUNTY OF)

Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Ann Bruno Rumore, whose name as Trustee of Trust Estate A under Lee J. Bruno Revocable Management Trust Agreement Restated July 26, 1991, 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, in her capacity as such Co-Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 1997.

Judith F Todd
Notary Public
My Commission Expires: 10-12-98

AFFIX SEAL

This Instrument Prepared By:
Judith F. Todd, Esquire
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

Exhibit "A"
Legal Description of Property

Parcel I

Part of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

From the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 23 run in a Southerly direction along the East line of said 1/4-1/4 Section for a distance of 954.48 feet to an existing iron pin; thence turn an angle to the right of 93 degrees 10 minutes 55 seconds and run in a Westerly direction for a distance of 783.04 feet to an existing iron pin; thence turn an angle to the right of 78 degrees 11 minutes 04 seconds and run in a Northwesterly direction for a distance of 72.76 feet to an existing iron pin; thence turn an angle to the left of 79 degrees 05 minutes 53 seconds and run in a Westerly direction for a distance of 401.31 feet to an existing iron pin being on the East right-of-way line of Alabama Highway #119 and being the point of beginning; thence turn an angle to the right of 180 degrees and run in an Easterly direction for a distance of 401.31 feet more or less to an existing iron pin; thence turn an angle to the right of 79 degrees 05 minutes 53 seconds and run in a Southeasterly direction for a distance of 72.76 feet to an existing iron pin; thence turn an angle to the left of 78 degrees 11 minutes 04 seconds and run in an Easterly direction for a distance of 783.04 feet to an existing iron pin being on the East line of said Southeast 1/4 of the Northwest 1/4 of Section 23; thence turn an angle to the right of 86 degrees 49 minutes 05 seconds and run in a Southerly direction along said East line of 1/4-1/4 Section for a distance of 385.69 feet to an existing iron pin; thence turn an angle to the left of 88 degrees 28 minutes 31 seconds and run in an Easterly direction for a distance of 472.61 feet to an existing iron pin; thence turn an angle to the left of 91 degrees 31 minutes and run in a Northerly direction for a distance of 360.41 feet to an existing iron pin being the Southeast corner of Lot 6, Block 8, Green Valley, 4th Sector as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 7, page 10; thence turn an angle to the right of 90 degrees 00 minutes 51 seconds and run in an Easterly direction along the end of the right-of-way for Brenda Drive for a distance of 60.0 feet to the Southwest corner of Lot 5, Block 7 of said Green Valley, 4th Sector; thence turn an angle to the right 89 degrees 59 minutes 09 seconds and run in a Southerly direction for a distance of 361.98 feet to an existing iron pin; thence turn an angle to the left of 88 degrees 29 minutes and run in an Easterly direction for a distance of 802.22 feet to an existing old pine heart with a tack in it; thence turn an angle to the right of 87 degrees 52 minutes 31 seconds and run in a Southerly direction for a distance of 664.27 feet to an existing fence corner; thence turn an angle to the right of 92 degrees 23 minutes 33 seconds and run in a Westerly direction along an existing fence line for a distance of 1341.97 feet; thence turn an angle to the right of 88 degrees 12 minutes 26 seconds and run in a Northerly direction for a distance of 106.84 feet; thence turn an angle to the left of 110 degrees 51 minutes 20 seconds and run in a Southwesterly direction for a distance of 479.06 feet to an existing iron pin; thence turn an angle to the right of 88 degrees 28 minutes 34 seconds and run in a Northwesterly direction for a distance of 254.52 feet to an existing iron pin; thence turn an angle to the left of 92 degrees 44 minutes 11 seconds and run in a Southwesterly direction for a distance of 300.24 feet more or less to a point on the East right-of-way line of Alabama Highway #119; thence turn an angle to the right and run in a Northwesterly direction along said East right-of-way line of Alabama Highway #119 for a distance of 1198.14 feet more or less to the point of beginning.

LESS AND EXCEPT the following described parcel:

Part of the SE 1/4 of NW 1/4 and the NE 1/4 of SW 1/4 of Section 23, Township 21 South, Range 3 West Shelby County, Alabama being more particularly described as follows: From the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 23 run in a Southerly direction along the East line of said 1/4-1/4 section for a distance of 954.48 feet to an existing iron pin; thence turn an angle to the right of 93 degrees 10 minutes 55 seconds and run in a Westerly direction for a distance of 783.04 feet to an existing iron pin; thence turn an angle to the right of 78 degrees 11 minutes 04 seconds and run in a Northerly direction for a distance of 72.76 feet to an existing iron pin; thence turn an angle to the left of 79 degrees 05 minutes 53 seconds and run

in a Westerly direction for a distance of 401.31 feet more or less to an existing iron pin being the point of beginning; thence turn an angle to the right of 180 degrees and run in an Easterly direction for a distance of 401.31 feet more or less to an existing iron pin; thence turn an angle to the right of 79 degrees 05 minutes 53 seconds and run in a Southerly direction for a distance of 72.76 feet to an existing iron pin; thence turn an angle to the left of 11 degrees 41 minutes and run in a Southeasterly direction for a distance of 865 feet; thence turn an angle to the right of 87 degrees 30 minutes and run in a Southwesterly direction for a distance of 408 feet more or less to a point on the East right-of-way line of Alabama Highway #119; thence turn an angle to the right and run in a Northwesterly direction along said East right-of-way line of Alabama Highway #119 for a distance of 1115 feet more or less to the point of beginning.

Parcel II

Part of the SE 1/4 of NW 1/4 and the NE 1/4 of SW 1/4 of Section 23, Township 21 South, Range 3 West Shelby County, Alabama being more particularly described as follows: From the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 23 run in a Southerly direction along the East line of said 1/4-1/4 section for a distance of 954.48 feet to an existing iron pin; thence turn an angle to the right of 93 degrees 10 minutes 55 seconds and run in a Westerly direction for a distance of 783.04 feet to an existing iron pin; thence turn an angle to the right of 78 degrees 11 minutes 04 seconds and run in a Northerly direction for a distance of 72.76 feet to an existing iron pin; thence turn an angle to the left of 79 degrees 05 minutes 53 seconds and run in a Westerly direction for a distance of 401.31 feet more or less to an existing iron pin being the point of beginning; thence turn an angle to the right of 180 degrees and run in an Easterly direction for a distance of 401.31 feet more or less to an existing iron pin; thence turn an angle to the right of 79 degrees 05 minutes 53 seconds and run in a Southerly direction for a distance of 72.76 feet to an existing iron pin; thence turn an angle to the left of 11 degrees 41 minutes and run in a Southeasterly direction for a distance of 865 feet; thence turn an angle to the right of 87 degrees 30 minutes and run in a Southwesterly direction for a distance of 408 feet more or less to a point on the East right-of-way line of Alabama Highway #119; thence turn an angle to the right and run in a Northwesterly direction along said East right-of-way line of Alabama Highway #119 for a distance of 1115 feet more or less to the point of beginning.

Inst # 1998-03968

02/05/1998-03968
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 SNA 246.00