

This form provided by

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) Jack H. Falletta
(Address) P.O. BOX 9
Leeds, Alabama 35094

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eight Thousand, Nine Hundred Sixty-Five and no/100-----DOLLARS

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

Dorothy Kidd, a Single woman

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

Jack H. Falletta and wife, Patricia A. Falletta

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

SHELBY County, Alabama to-wit:
ALL MY UNDIVIDED 1/10TH INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED
HEREIN BY REFERENCE.

Subject to taxes for 1999 and subsequent years, easements, restrictions,
rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR
OF HER SPOUSE, IF MARRIED.

Inst # 1999-30858

07/23/1999-30858
12:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 20.00

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 grantee 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, I have hereunto set my hand(s) and seal(s), this
day of June, 1999.

WITNESS:

(Seal)

Dorothy Kidd

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ OHIO

Hamilton COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Dorothy Kidd
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this

14th

day of

June

A. D. 19

99

STEELE DELUCA

Notary Public, State of OH

My Commission Expires Sept. 3, 2001

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 3:

Commence at the SW corner of Section 14, Township 21 South, Range 1 East; thence run East along the South line of said Section 14, a distance of 1725.03 feet to the East right of way line of Alabama State Highway #145; thence turn an angle of 75 degrees 59 minutes to the left and run along said right of way line a distance of 1235.28 feet to the point of beginning; thence continue in the same direction along said right of way line a distance of 90.00 feet to the P.C. of a right of way curve; thence continue along said right of way curve (whose Delta angle is 23 degrees 04 minutes 46 seconds to the right, radius is 3719.72 feet, tangent distance is 759.47 feet, length of arc is 1498.34 feet); thence turn an angle of 142 degrees 55 minutes 14 seconds to the right from a tangent line of said right of way curve and run South a distance of 1595.79 feet; thence turn an angle of 104 degrees 00 minutes to the right and run a distance of 684.73 feet to the point of beginning. Situated in the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama.

PARCEL NO. 3-A:

Commence at the SW corner of Section 14, Township 21 South, Range 1 East; thence run East along the South line of said Section 14, a distance of 1775.03 feet to the East right of way line of Alabama State Highway #145; thence turn an angle of 75 degrees 59 minutes to the left and run North along the East right of way line of said Highway a distance of 1235.28 feet; thence turn an angle of 90 degrees to the right and run a distance of 284.73 feet to the point of beginning; thence continue in the same direction a distance of 400.00 feet; thence turn an angle of 76 degrees 00 minutes to the right and run South a distance of 584.36 feet to the pool line of Law Reservoir contour line elevation 397.00 feet; thence turn an angle of 103 degrees 45 minutes to the right and run along said contour line a distance of 85.12 feet; thence turn an angle of 23 degrees 08 minutes to the right and run along said contour line a distance of 85.73 feet; thence turn an angle of 15 degrees 30 minutes to the left and run along said contour line a distance of 100.00 feet; thence turn an angle of 54 degrees 35 minutes 49 seconds to the right and run a distance of 590.73 feet to the point of beginning. Situated in the SE 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama.

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