



Jefferson Title Corporation
Post Office Box 10481 * Birmingham, AL 35202 * (205) 328-8020

This instrument was prepared by:

(Name) JOSEPH TORTORIGI
(Address) 4700 OLD LEEDS RD BHAM AL 35213

Warranty deed, jointly for life
with remainder to survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS & NO/100 DOLLARS

to the undersigned grantor (whether one or more) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged,

I or we, Louis Joseph Tortorigi as executor of estate (herein referred to as grantor, whether one or more), do grant,

bargain, sell and convey unto Louis Joseph Tortorigi (herein referred to as grantees) for and during

their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every

contingent remainder and right of reversion, the following described real estate situated in

Shelby County, Alabama, to-wit:

see exhibit "A" which is attached hereto and made a part hereof.

see exhibit "B" which is attached herto and made a part hereof.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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) hand(s) and seal(s), this 16th
day of October, 20 02

WITNESSES:

Louis Joseph Tortorigi as executor of estate (SEAL)
(SEAL)
(SEAL)

STATE OF Alabama
COUNTY OF Jefferson

GENERAL ACKNOWLEDGMENT

I, Bridget Bostick, a Notary Public in and for said County, in said State,
hereby certify that Louis Joseph Tortorigi, executor of estate 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 16th day of October, 20 02

Bridget Bostick
Notary Public
5/23/2002

✓
Joey Contorno
200 8th Street South
B'ham, AL 35233

EXHIBIT "A"

Begin at the SE corner of the NW 1/4 of Section 24, Township 19 South, Range 2 East; thence run North along the East line thereof for 2648.54 feet to the Southerly right of way of Shelby County Highway 62 and a curve to the right (having a central angle of 9 degrees 26 minutes 58 seconds and a radius of 1836.76 feet); thence 102 degrees 59 minutes 25 seconds left to tangent of said curve, run Westerly along said right of way and curve for 302.92 feet to end of said curve; thence continue along the tangent of said curve and right of way for 2290.98 feet to a curve to the right (having a central angle of 15 degrees 30 minutes 51 seconds and a radius of 1875.27 feet); thence continue along said right of way and last said curve for 507.77 feet to end of curve; thence continue along the tangent of last said curve and right of way for 1024.25 feet to the Southeasterly right of way of Seaboard Coast Line Railroad; thence 55 degrees 58 minutes 20 seconds left run Southwesterly along last said right of way for 508.39 feet to the Easterly right of way of Central of Georgia Railroad; thence 66 degrees 52 minutes left run Southeasterly along last said right of way for 2509.45 feet to the South line of SE 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 East; thence 68 degrees 38 minutes left run Easterly for 906.93 feet to the SW corner of the NW 1/4 of said Section 24; thence 0 degrees 20 minutes 36 seconds left run Easterly for 2657.86 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated July 29, 1994.

EXHIBIT "B"

Parcel I

The NE 1/4 of NE 1/4 of Section 33, Township 19 South, Range 1 West. Also, North 1/2 of NW 1/4 of NW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama. Mineral and mining rights excepted.

Parcel II

An easement for a right of described as follows:
A strip of property 60 feet in width, being 30 feet on either side of a center line which centerline is described as follows:
From the South east corner of said SW 1/4 of SE 1/4, run West along the South line of said 1/4 1/4 Section for a distance of 75.16 feet to the point of beginning of said centerline, thence turn an angle to the right of 60 deg. 56 min. and run Northwesterly for a distance of 225 feet, more or less, to the center of a public road. All lying and being in the SW 1/4 of SE 1/4 of Section 28, Township 19 South, Range 1 West, as described in Deed Book 284 page 592.

Parcel III

An easement 60 feet in width for a private road over and across

the NW 1/4 of NE 1/4, Section 33, Township 19 South, Range 1 West. The centerline of said easement is described as follows:
From the Northeast corner of said NW 1/4 of NE 1/4, run West along the North line of said 1/4 1/4 Section for a distance of 75.16 feet to the poitn of beginning of said centerline; thence turn an angle of 110 deg. 29 min. left and run Southeasterly for 72.35 feet; thence turn an angle of 6 deg. 04 min. and run Southeasterly for 31.40 feet; thence turn an angle of 28 deg. 43 min. left and run 35 feet more or less, to the East line of said NW 1/4 of NE 1/4, as described in Deed Book 284 page 588.

All being situated in Shelby County, Alabama.

Inst # 1994-25554

08/16/1994-25554
04:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 HCB 17.00