

SEND TAX NOTICE TO:

(Name) JOSEPH TORTORIGI

(Address) 4700 OLD LEEDS RD BHAM AL 35213

This instrument was prepared by

(Name) JOSEPH TORTORIGI

(Address) 4700 OLD LEEDS RD BHAM AL 35213

Form 1-1.5 Rev. 5/82 Connected Deed
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of TEN DOLLARS & NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LOUIS JOSEPH TORTORIGI AS EXECUTOR OF THE ESTATE OF LOUIS TORTORIGI PROBATE#178070
AND BONNIE S TORTORIGI PROBATE#178762
(herein referred to as grantors) do grant, bargain, sell and convey unto

LOUIS JOSEPH TORTORIGI AND TERESA LYNN TORTORIGI

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, 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 HERETO AND MADE A PART HEREOF.

*TO RE RECORD TO CORRECT SIGNATURE
#20021017000507210*

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, I have hereunto set MY hand(s) and seal(s), this 27TH day of FEBRUARY, 2003

WITNESS:
_____(Seal)
_____(Seal)
_____(Seal)

Louis Joseph Tortorigi as executor of the estate of Louis Tortorigi probate #178070 and Bonnie S. Tortorigi probate #178762

STATE OF ALABAMA }
ST. CLAIR COUNTY }

I, BRIDGET BOSTICK, a Notary Public in and for said County, in said State, hereby certify that LOUIS JOSEPH TORTORIGI AS EXECUTOR OF THE ESTATE OF LOUIS TORTORIGI AND whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me BONNIE S. TORTORIGI on this day, that, being informed of the contents of the conveyance HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, A. D., 19 2003
Bridget Bostick
Notary Public
5/23/2006

*Joseph Tortorigi
200 28th 84050
Bham 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.

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.