This instrument was prepared by Mitchell A. Spears

20051201000620560 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 12/01/2005 08:24:52AM FILED/CERT

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102 205/665-5076

Send Tax Notice to: Charles T. Vizzina and		
(Name)	Deborah D. Vizzina	
(Address)	800 Highway 87	
	Calera, Alabama 35040	

Partnership Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED NINETY FIVE THOUSAND FOUR HUNDRED DOLLARS AND 00/100 (\$395,400.00) to the undersigned grantor, CRIM LANDS, LTD., an Alabama Limited Partnership, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto CHARLES T. VIZZINA and DEBORAH D. VIZZINA, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW ¼ of the SW ¼ of Section 29, Township 21 South, Range 2 West, City of Alabaster, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of the above said ¼ - ¼, said point being the POINT OF BEGINNING; thence South 00 degrees 00 minutes 00 seconds West, a distance of 460.64 feet; thence North 89 degrees 53 minutes 38 seconds West, a distance of 373.18 feet; thence South 40 degrees 24 minutes 56 seconds West, a distance of 46.13 feet to a point, said point lying on the northwesterly R.O.W. line of Interstate I-65, Prescriptive R.O.W., said point also being the beginning of a non tangent curve to the left, having a radius of 336.82 feet, a central angle of 11 degrees 54 minutes 20 seconds and subtended by a chord which bears North 55 degrees 31 minutes 58 seconds West and a chord distance of 69.86'; thence along the arc of said curve and said R.O.W. line, a distance of 69.99 feet; thence South 84 degrees 49 minutes 39 seconds West and along said R.O.W., a distance of 50.00 feet; thence North 70 degrees 18 minutes 27 seconds West and along said R.O.W., a distance of 97.06 feet; thence North 34 degrees 38 minutes 35 seconds East and leaving said R.O.W., a distance of 393.40 feet; thence North 74 degrees 40 minutes 15 seconds East; a distance of 392.18 feet to the POINT OF BEGINNING.

SUBJECT TO:

- Taxes for 2006 and subsequent years. 2006 ad valorem taxes are a lien but not due and payable until October 1, 2006.
- Permits to Alabama Power Company recorded in Deed Book 131, Page 252 and Deed Book 247, Page 868.
- Right of way to Shelby County and State of Alabama for Highway #87 and I-65.
- Any billboards and related easements which are located on caption lands.
- Overhead utility line as shown on survey of Rodney Shiflett, dated November 10, 2004.

SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN IN FAVOR OF CENTRAL STATE BANK IN THE SUM OF \$550,000.00 ON EVEN DATE HEREWITH.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with the 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal this 20 day of November, 2005.

> Crim Lands, Ltd., an Alabama Limited Partnership

Patricia Cum Betlein Patricia Crim Dietlein, Trustee of GST Exempt Trust B under Carmen R. Crim, Sr. Revocable

Trust, General Partner

Carmen Robert Crim, Jr., General Partner 5

Patricia Marie Crim Dietlein, General Partner

STATE OF ALABAMA SHELBY COUNTY

Acknowledgment for Partnership

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Patricia Crim Dietlein, Trustee of GST Exempt Trust B under Carmen R. Crim, Sr. Revocable Trust, Carmen Robert Crim, Jr., and Patricia Marie Crim Dietlein, whose names as general partners of Crim Lands, Ltd., an Alabama Limited Partnership, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such partners, and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this Aday of November, 2005.

My Commission Expires

Notary Public

20051201000620560 2/2 \$15.00 Shelby Cnty Judge of Probate, AL

12/01/2005 08:24:52AM FILED/CERT