20060725000357480 1/2 $24.00
Shelby Cnty Judge of Probate, AL
07/25/2006 10:38:56AM FILED/CERT

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Robert Vince Cardone
(Name) 312 Redstick Road
(Address) Pelham, AL 35124

MINIMUM VALUE $10,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR AND GOOD AND VALUABLE CONSIDERATION ----------DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

JOSEPH M. CARDONE, an unmarried man

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

ROBERT VINCE CARDONE and wife, VICKI CARDONE

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY COUNTY** County, Alabama to-wit:

Lot 3 B of the Resurvey of Lot 3, Cardone survey, dated June 19, 2006, prepared by Steven H. Gay, PLS #: 17522, as approved by the City of Montevallo on July 13, 2006, more particularly described, as follows:

Commence at the Northwest corner of the West ½ of the SW ¼ of the SE ¼ of Section 9, Township 22 South, Range 3 West; thence run Southeast for 1016 feet to a point that is 27 feet West of the West line of the West ½ of the SW ¼ of the SE ¼ and the point of beginning; thence run West for 289.43 feet; thence turn an angle to the left of 91 degrees, 22 minutes, 32 seconds and run South for 200.00 feet; thence turn an angle to the right of 34 degrees, 11 minutes, 13 seconds and run Southwest for 475.79 feet; thence turn an angle to the left of 34 degrees,11 minutes, 13 seconds and run South for 192.86 feet; thence turn an angle to the right of 87 degrees, 18 minutes, 17 seconds and run West for 218.81 feet; thence turn an angle to the left of 23 degrees, 47 minutes, 17 seconds and run Southwest for 67.45 feet; thence turn an angle to the right of 26 degrees, 18 minutes, 19 seconds and run West for 648.64 feet; thence turn an angle to the left of 100 degrees, 24 minutes, 27 seconds to the tangent to a curve to the left having a central angle of 0 degrees, 31 minutes, 04 seconds and a radius of 2766.54 feet; thence run along the arc of said curve along the East Right of Way of Shelby County Road No. 15 for a distance of 25.00 feet; thence turn an angle to the left from the tangent if extended to said curve of 101 degrees, 39 minutes, 58 seconds and run East for 283.73 feet; thence turn an angle of 4 degrees, 39 minutes, 04 seconds and run Southeast for 119.29 feet; thence turn an angle to the left of 6 degrees, 44 minutes, 25 seconds and run East for 311.01 feet; thence turn an angle to the right of 1 degree, 40 minutes, 43 seconds and run East for 221.36 feet; thence turn an angle to the left of 1 degree, 34 minutes, 27 seconds and run East for 215.74 feet; thence turn an angle to the right of 2 degrees, 42 minutes, 39 seconds and run East for 105.57 feet; thence turn an angle to the left of 5 degrees, 07 minutes, 57 seconds and run East for 50.44 feet; thence turn an angle to the right of 4 degrees, 53 minutes, 47 seconds and run East for 138.06 feet; thence turn an angle to the left of 6 degrees, 33 minutes, 56 seconds and run East for 133.66 feet; thence turn an angle to the right of 2 degrees, 57 minutes, 51 seconds and run East for 151.41 feet; thence turn an angle to the left of 91 degrees, 18 minutes, 39 seconds and run North for 507.23 feet; thence turn an angle to the right of 7 degrees, 31 minutes, 07 seconds and run North for 328.87 feet; thence turn an angle to the left of 94 degrees, 56 minutes, 10 seconds and run West for 235.12 feet to the point of beginning.

THE ABOVE REFERENCED LEGAL DESCRIPTION IS TAKEN FROM THAT ORIGINAL SURVEY OF LOT 3, CARDONE SURVEY, DATED FEBRUARY 17, 2006, PREFORMED BY STEVEN H. GAY, PLS # 17522

THE GRANTOR HEREIN IS THE SURVIVING GRANTEE DESIGNATED UPON THAT WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT DEED BOOK 269, PAGE 310; THE OTHER GRANTEE SHIRLEY L. CARDONE, HAVING DECEASED ON JULY 28, 2004.

SUBJECT TO:

- **Taxes for 2006 and subsequent years.**
- **12 Foot easement appurtenant along an existing driveway which traverses from Shelby County Road Number 15 to the East side of Lot 3 A of the above referenced Resurvey of Lot 3, Cardone Survey.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25 day of July, 2006.

Joseph M. Cardone
JOSEPH M. CARDONE

20060725000357480 2/2 $24.00
Shelby Cnty Judge of Probate, AL
07/25/2006 10:38:56AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **JOSEPH M. CARDONE**, 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, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 25th day of July, 2006.

Notary Public
My Commission Expires: 9/4/06

Shelby County, AL 07/25/2006
State of Alabama

Deed Tax:$10.00