20060913000453580 1/2 \$109.00
chathy Chty Judge of Probate, HL
09/13/2006 10:19:27AM FILED/CERT

Shelby County, AL 09/13/2006 State of Alabama

Deed Tax: \$155.00

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To:
J. Anthony Joseph
320 Joseph Drive
Columbiana, Alabama 35051

STATE OF ALABAMA		GENERAL WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty-Five Thousand and 00/100 (\$155,000.00), and other good and valuable consideration, this day in hand paid to the undersigned George S. DiGiorgio, and wife, Eva P. DiGiorgio, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, J. Anthony Joseph, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 31st day of August, 2006.

George S. DiGiorgio

Sua P. Di Deorgeo

Èva P. DiGiorgio

STATE OF ALABAMA

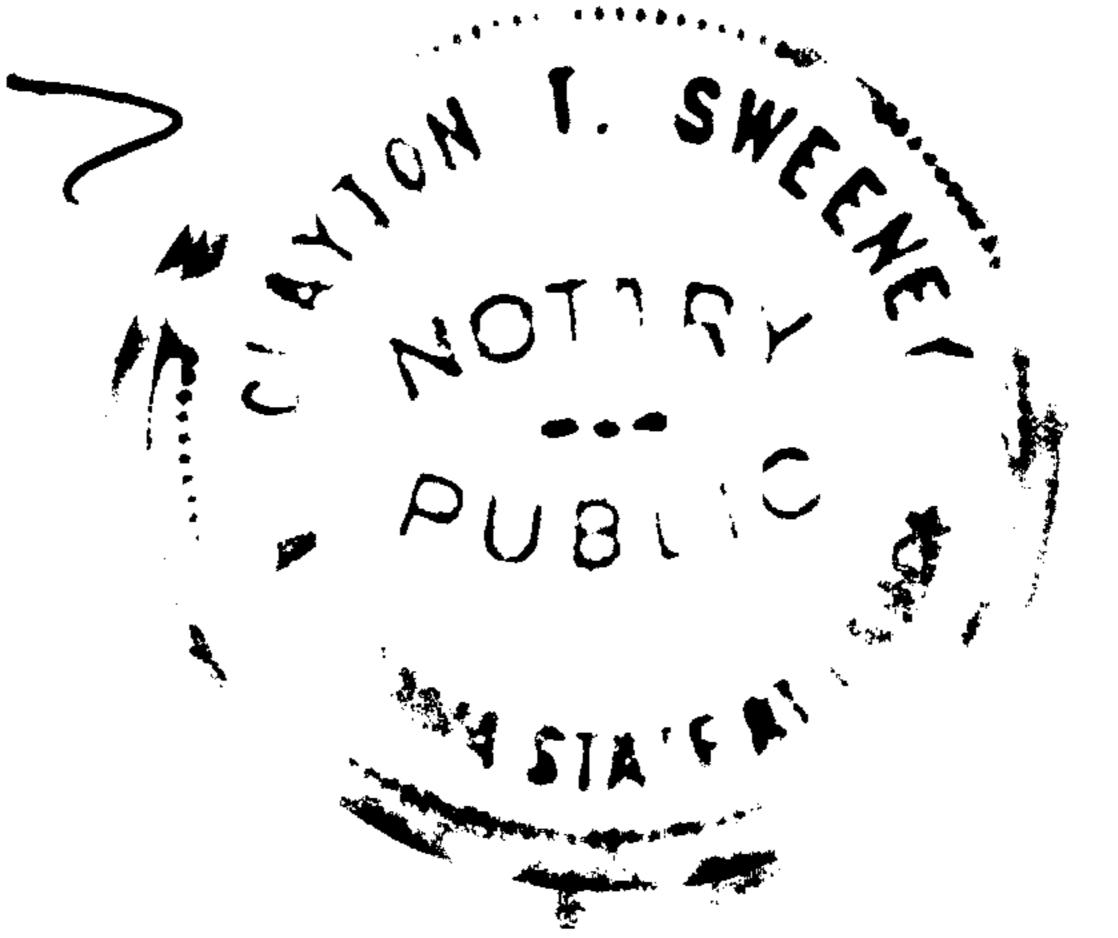
COUNTY OF JEFFERSON

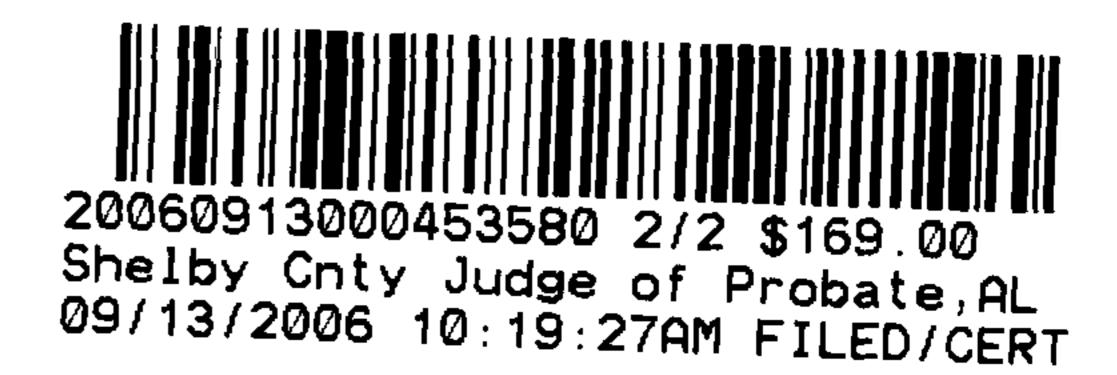
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that George S. DiGiorgio, and wife, Eva P. DiGiorgio, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of August, 2006.

NOTARY PUBLIC

My Commission Expires:





Commence at a 1" iron in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 88° 24' 22" West along the North boundary of said quarter-quarter section for a distance of 1302.98 feet to a ½" rebar in place; thence proceed South 00° 05' 04" West for a distance of 635.83 feet to a ½" rebar in place; thence proceed North 89° 59' 31" East for a distance of 551.12 feet to a 1 ½" open top pipe in place; thence proceed South 00° 05' 04" West for a distance of 564.76 feet; thence proceed South 86° 38' 35" East for a distance of 123.14 feet; thence proceed South 57° 22' 35" East for a distance of 123.82 feet; thence proceed South 28° 19' 18" East for a distance of 95.66 feet to a ½" rebar in place; thence proceed South 87°58' 37" East for a distance of 160.89 feet; thence proceed North 45° 59' 05" East for a distance of 188.53 feet; thence proceed North 32° 08' 05" East for a distance of 154.87 feet; thence proceed North 18° 24' 05 East for a distance of 140.86 feet; thence proceed North 22° 40' 45" East for a distance of 149.97 feet to a point on the East boundary of said quarter-quarter section; thence proceed North 00° 02' 13" West along the East boundary of said quarter-quarter section for a distance of 793.95 feet to the point of beginning.

The above described land is located in the East one-half of the Northwest one-fourth of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, and contains 28.14 acres.