

20061220000619370 1/3 \$67.50  
Shelby Cnty Judge of Probate, AL  
12/20/2006 11:20:42AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden

CATHERINE ANNE DICOSTANZO

PADEN & PADEN, PC  
5 Riverchase Ridge  
Birmingham, Alabama 35244

2500 HIGHWAY 119  
MONTEVALLO, AL 35115

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of **FOUR HUNDRED SIXTY THOUSAND DOLLARS 00/100 (\$460,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **DARYL R. MESSINA, AN UNMARRIED MAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CATHERINE ANNE DICOSTANZO**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

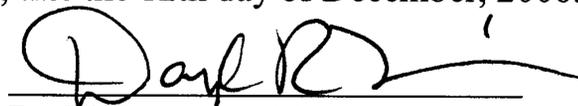
**SEE ATTACHED EXHIBIT "A"**

\$409,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **DARYL R. MESSINA**, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of December, 2006.

  
DARYL R. MESSINA

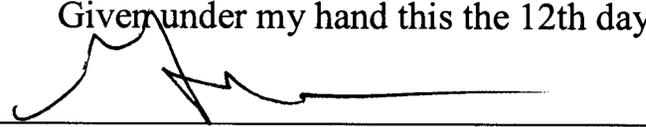
STATE OF ALABAMA  
COUNTY OF SHELBY

  
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ACKNOWLEDGEMENT

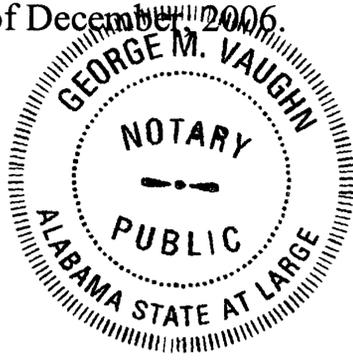
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DARYL R. MESSINA**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of December, 2006.



Notary Public

My commission expires: 9.29.2010





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**EXHIBIT "A"**

**Tract II:**

Parcel of Land situated part in the N.W.  $\frac{1}{4}$  part in the N.E.  $\frac{1}{4}$  part in the S.E.  $\frac{1}{4}$  and part in the S.W.  $\frac{1}{4}$  of Section 15, Township 22 South, and Range 3 West, described as follows:

Commence at the S.W. Corner of Section 15 and go North 01 degrees 04 minutes 00 Seconds West along the West Boundary of said Section 15 for 2303.50 to the Southerly Boundary of Alabama Highway No. 119; thence North 42 degrees 21 minutes 00 seconds East along said Southerly Boundary for 323.12 feet; thence continue North 42 degrees 21 minutes 00 seconds East along said Southerly Boundary for 802.75 feet to an existing concrete monument; thence South 46 degrees 18 minutes 15 Seconds East for 19.91 feet to an existing concrete monument; thence North 42 degrees 21 minutes 00 seconds East along said Southerly Boundary for 87.00 feet to the Point of Beginning; thence continue North 42 degrees 21 minutes 00 seconds East along said Southerly Boundary for 45 feet; thence South 49 degrees 13 minutes 15 Seconds East for 913.77 feet; thence North 38 degrees 34 minutes 07 seconds East for 588.69 feet to the centerline of Shoal Creek; thence seven (7) courses along the centerline of Shoal Creek as follows: go South 61 degrees 07 minutes 55 seconds East for 95.64 feet; thence South 85 degrees 17 minutes 55 seconds East for 246.23 feet thence South 74 degrees 43 minutes 55 seconds East for 83.82 feet; thence South 57 degrees 41 minutes 25 seconds East for 183.93 feet; thence South 45 degrees; 24 minutes 55 seconds East for 200.71 feet; thence South 38 degrees 40 minutes 55 seconds East for 150.67 feet; thence South 27 degrees 36 minutes 25 seconds East for 206.04 feet; thence South 58 degrees 08 minutes 42 seconds West for 263.18 feet; thence South 10 degrees 31 minutes 41 seconds East for 180.00 feet; thence North 44 degrees 14 minutes 58 seconds west for 157.04 feet; thence North 73 degrees 02 minutes 05 seconds West for 427.52 feet; thence North 74 degrees 34 minutes 45 Seconds West for 468.03 feet; thence North 54 degrees 09 minutes 20 seconds West for 616.07 feet; thence North 45 degrees 16 minutes 14 seconds West for 461.15 feet to the Point of Beginning.

**Tract III**

Parcel of land situated part in the S.E.  $\frac{1}{4}$  and part in the S.W.  $\frac{1}{4}$  of Section 15, Township 22, South, Range 3 West described as follows: Commence at the S.W. Corner of Section 15 and go North 01 Degrees 04 Minutes 00 Seconds West along the West Boundary of said Section 15 for 2303.50 feet to the Southerly Boundary of Alabama Highway No. 119; thence North 42 Degrees 21 Minutes 00 Seconds East along said Southerly boundary for 323.12 feet; thence South 60 Degrees 48 Minutes 52 Seconds East for 2060.93 feet to an existing iron pin; thence South 81 Degrees 48 Minutes 47 Seconds East for 252.22 feet; thence South 75 Degrees 18 Minutes 47 Seconds East for 199.40 feet; thence North 34 Degrees 03 Minutes 43 Seconds East 117.26 feet; thence North 09 Degrees 37 Minutes 43 Seconds East for 132.18 feet; thence North 51 Degrees 11 Minutes 13 Seconds East for 185.90 feet to an existing iron pin on the North Bank of Shoal Creek and the Point of Beginning; thence South 31 Degrees 52 Minutes 35 Seconds East for 25.18 feet to the centerline of Shoal Creek; thence seven (7) courses along the centerline of Shoal Creek as follows: go North 65 Degrees 03 Minutes 37 Seconds East for 230.66 feet; thence North 66 Degrees 51 Minutes 43 Seconds East for 186.81 feet; thence North 26 Degrees 26 Minutes 35 Seconds East for 150.84 feet; thence North 09 Degrees 44 Minutes 55 Seconds West for 96.04 feet; thence North 60 Degrees 58 Minutes 55 Seconds West for 115.87 feet; thence North 54 Degrees 18 Minutes 55 Seconds West for 130.05 feet; thence North 36 Degrees 47 Minutes 25 Seconds West for 186.21 feet; thence South 58 Degrees 08 Minutes 42 Seconds West for 263.18 feet; thence South 10 Degrees 31 Minutes 41 Seconds East for 530.21 feet to the Point of Beginning.