

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Vincent B. Caltagirone, Jr.
3061 Cahaba Valley Road
Indian Springs, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Million Two Hundred Eighty-Nine Thousand Eight Hundred and 00/100 Dollars (\$1,289,800.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Johnny W. Reese and his wife Carol M. Reese

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Vincent B. Caltagirone, Jr. and Ramona D. Caltagirone

(hereinafter 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" attached hereto

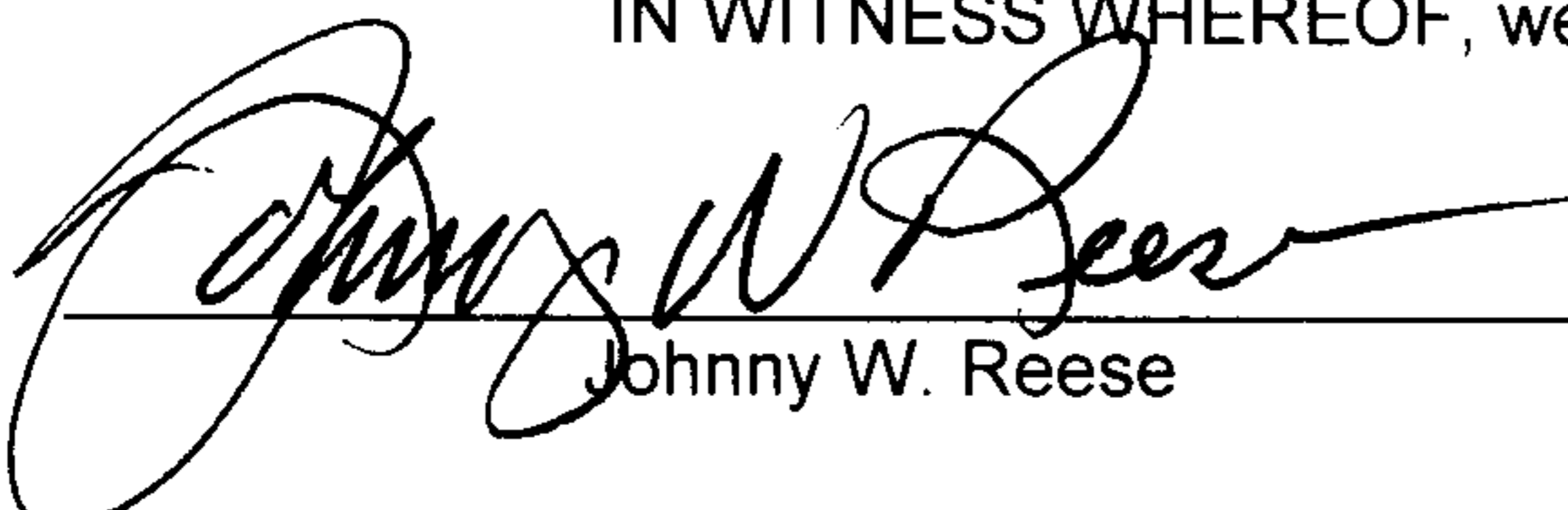
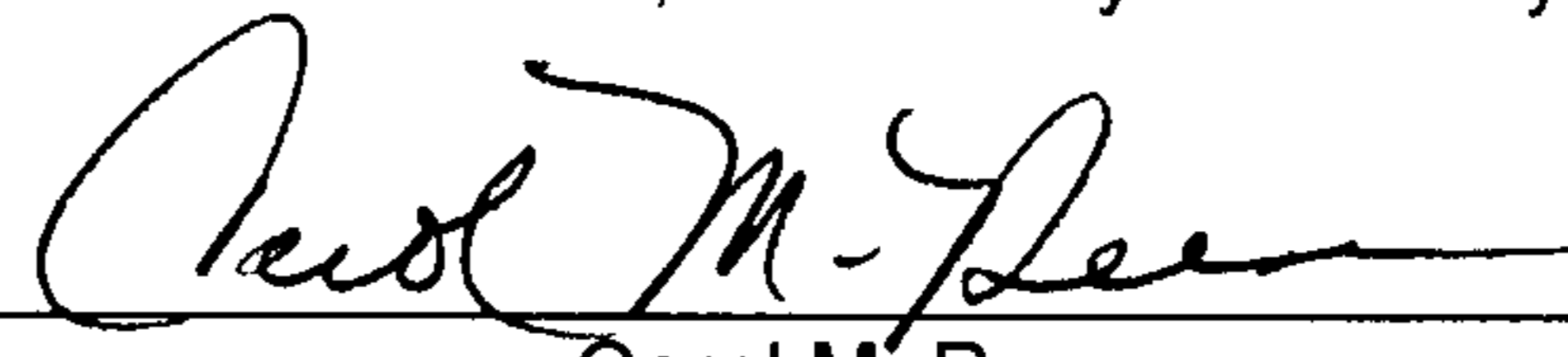
\$1,031,840.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2011 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have set our hands and seals, this 6th day of January, 2011.

 (Seal)  (Seal)
Johnny W. Reese Carol M. Reese

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Johnny W. Reese and Carol M. Reese 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, 2011.

Notary Public, David P. Condon
My Commission Expires: 2-12-14


20110119000019150 1/2 \$273.00
Shelby Cnty Judge of Probate, AL
01/19/2011 10:27:38 AM FILED/CERT

Shelby County, AL 01/19/2011
State of Alabama
Deed Tax: \$258.00

Exhibit "A"

A parcel of land situated in the NE ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Commence at a 1 ½ inch open top iron found, locally accepted to be the Northeast corner of said Section 28; thence run West along the North line of said Section 28 for 1097.00 feet to a point; thence turn an angle to the left of 103 deg. 56 min. 31 sec. and run in a Southeasterly direction for a distance of 1280.34 feet to a railroad spike found in the centerline of Grimes Road and also on the Northwest right of way line of Alabama Highway No. 119; thence turn an angle to the right of 80 deg. 45 min. 34 sec. and run in a Southwesterly direction along said Northwest right of way line for a distance of 471.32 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 156.65 feet to a concrete monument found on a curve to the left having a central angle of 2 deg. 20 min. 58 sec. and a radius of 4697.26 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right of way line for a distance of 192.61 feet to an iron pin found; thence turn an angle to the right from the chord of last stated curve of 89 deg. 44 min. 12 sec. and run in a Northwesterly direction for a distance of 508.63 feet to an iron pin found; thence turn an angle to the right of 5 deg. 59 min. 11 sec. and run in a Northwesterly direction for a distance of 270.73 feet to an iron pin set; thence turn an angle to the right of 75 deg. 59 min. 29 sec. and run in a Northeasterly direction for a distance of 397.39 feet to a 1 ½ inch open top iron found; thence turn an angle to the right of 18 deg. 27 min. 34 sec. and run in a Northeasterly direction for a distance of 57.26 feet to an iron pin set; thence turn an angle to the right of 90 deg. 55 min. 15 sec. and run in a Southeasterly direction for a distance of 490.27 feet to the corner of a fence; thence turn an angle to the left of 6 deg. 02 min. 25 sec. and run in a Southeasterly direction for a distance of 348.62 feet to the point of beginning; being situated in Shelby County, Alabama.



20110119000019150 2/2 \$273.00
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