

This Instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051



20110811000236790 1/2 \$170.00
Shelby Cnty Judge of Probate, AL
08/11/2011 03:52:04 PM FILED/CERT

Send Tax Notice to:

Casey Colafrancesco

6830 Beau Grief Rd
Street 1, Ala 35747

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration One Hundred Fifty Four Thousand ^{Hundred} Eight AND NO/00 DOLLARS (\$ 154,800.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, * (herein referred to as **Grantor**) grant, bargain, sell and convey unto **CASEY COLAFRANCESCO AND JOSEPH COLAFRANCESCO** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See attached Exhibit A for Legal Description

*

The Family Trust of Clay
Pearson Finley and Betty
Louise Finley

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2011.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of August, 2011.

THE FAMILY TRUST OF CLAY PEARSON
FINLEY AND BETTY LOUISE FINLEY

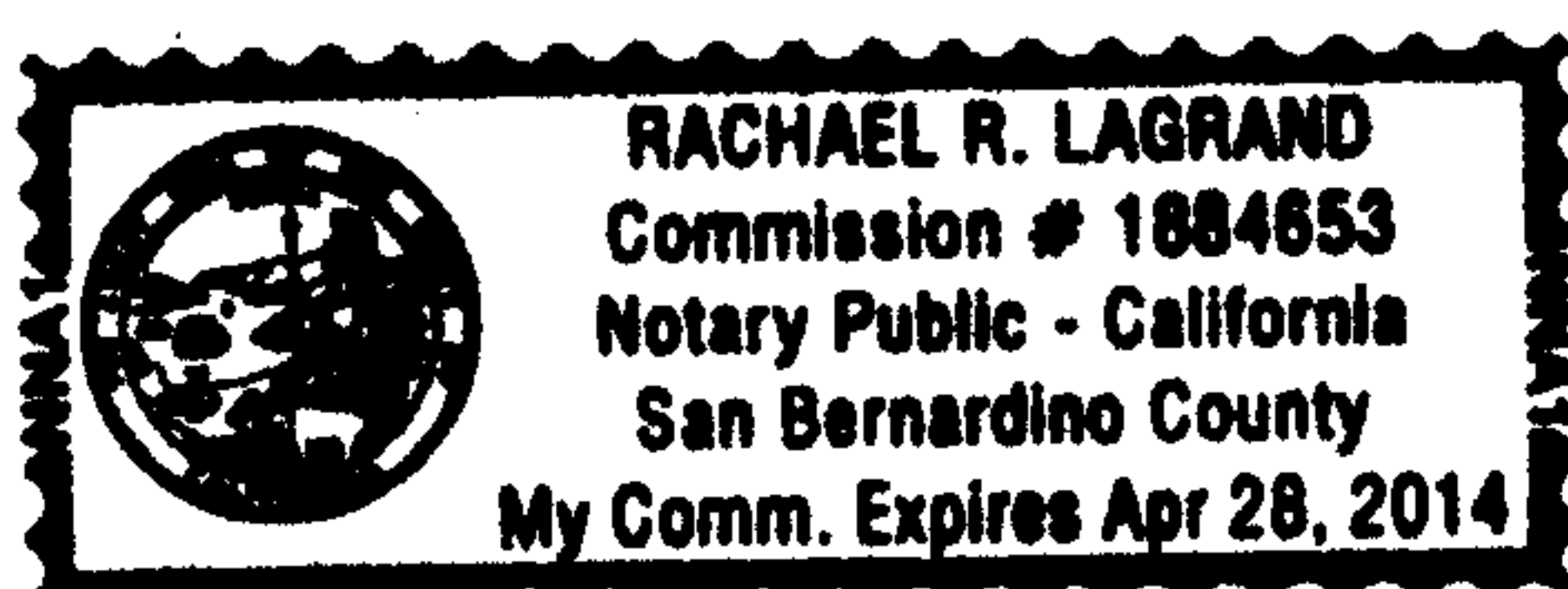
Betty Louise Finley
BY: BETTY LOUISE FINLEY, AS TRUSTEE

STATE OF CALIFORNIA)

COUNTY OF San Bernardino)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **THE FAMILY TRUST OF CLAY PEARSON FINLEY AND BETTY LOUISE FINLEY, BY: BETTY LOUISE FINLEY, AS TRUSTEE**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 2011



Rachael R. Lagrand
Notary Public

My Commission Expires: 4-28-14

Shelby County, AL 08/11/2011
State of Alabama
Deed Tax: \$155.00

**EXHIBIT A**

Commence at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 18 South, Range 1 East; thence run westerly along the north line thereof for 421.22 feet to the Point of Beginning, a 1 inch open iron pipe found; thence continue along North line South 87 degrees 55 minutes 47 seconds West for 209.27 feet to a 1 inch open iron pipe found; thence North 2 degrees 45 minutes 13 seconds West for 191.50 feet to a $\frac{1}{2}$ inch iron pin set; thence South 87 degrees 14 minutes 47 seconds West for 689.95 feet to the West line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said section and a $\frac{1}{2}$ inch iron pin set; thence South 2 degrees 45 minutes 13 seconds East for 183.27 feet to the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section and a $\frac{1}{2}$ inch iron pin set; thence South 88 degrees 20 minutes 55 seconds West for 1343.33 feet, more or less, to the NW corner of the SW $\frac{1}{4}$ of section, a 1 inch open iron pipe found; thence South 3 degrees 20 minutes 21 seconds East for 1376.14 feet, more or less, to the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section, a 1 inch open iron pipe found; thence North 87 degrees 13 minutes 26 seconds East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 1332.92 feet, more or less, to a 1 inch open iron pipe found at the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section; thence continue along the South $\frac{1}{4}$ - $\frac{1}{4}$ section line North 87 degrees 28 minutes 05 seconds East for 1062.07 feet to a 1 inch open iron pipe found, said pipe being South 87 degrees 26 minutes 47 seconds West and 237.06 feet from a 1 inch open iron pipe found at SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section; thence North 2 degrees 24 minutes 57 seconds West for 814.06 feet to a 1 inch open iron pipe found; thence South 44 degrees 45 minutes 53 seconds West for 52.33 feet to a $\frac{1}{2}$ inch iron pin set; thence South 40 degrees 57 minutes West for 208.62 feet to a railroad spike found; thence South 38 degrees 50 minutes 42 seconds West for 335.21 feet to a $\frac{1}{2}$ inch iron pin set on the southwesterly edge of an unimproved drive; thence North 54 degrees 14 minutes 10 seconds West along said drive edge for 255.30 feet to a $\frac{1}{2}$ inch iron pin set; thence North 38 degrees 50 minutes 42 seconds East for 335.21 feet to a 1 inch open iron pipe found; thence North 38 degrees 29 minutes 29 seconds East for 225.37 feet to a $\frac{1}{2}$ inch iron pin set; thence North 3 degrees 00 minutes 39 seconds West for 193.88 feet to a 1 inch open iron pipe found; thence North 87 degrees 24 minutes 18 seconds East for 126.48 feet to a 1 inch open iron pipe found; thence North 20 degrees 53 minutes 03 seconds West for 203.31 feet to the Point of Beginning. Situated in Shelby County, Alabama.

According to the survey of John S. Parks, P.E. & L.S., Alabama No. 12579, dated August 7, 2011.