

  
20111003000292980 1/2 \$41.50  
Shelby Cnty Judge of Probate, AL  
10/03/2011 03:44:08 PM FILED/CERT

INSTRUMENT WAS PREPARED BY:  
Terry A Smith  
190 Hwy 22, Montevallo, AL 35115

SEND TAX NOTICE TO:  
Rosetta G Smith  
190 Hwy 22, Montevallo, AL 35115

### WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF Shelby Co  
DATE: 4-26-11, ]

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of \$26,500.00 in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned Frank A Zito, and spouse, Marshea F Zito, of 203 Grand View Pky, Maylene, AL 35114, (collectively the "Grantor"), hereby grants, bargains, sells, warrants and conveys to Rosetta G Smith, and spouse, Terry A Smith of 190 Hwy 22, Montevallo, AL 35115, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

For a starting point being at the NW corner of the NW 1/4 of the NW 1/4 of Section 3, Township 22, Range 4 West, and run East along North line of said quarter section 840 feet for an established point of beginning; thence South 208.66 feet; thence West 840 feet; thence South along West boundary line of said quarter section 210 feet; thence East 1050 feet; thence North 210 feet; thence East 28 feet to West side or boundary line of the Montevallo-Boothton dirt road; thence in a Northwesterly direction 307.65 feet to North Boundary line of the said quarter section; thence run West along said North boundary line 12 feet back to established point of beginning, lying and being in said quarter section, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee and the Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said



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

IN WITNESS WHEREOF the Grantor has signed and sealed this warranty deed the day and year above written.

Frank A Zito  
 Frank A Zito

Marshea F Zito  
 Marshea F Zito

Signed, Sealed and Delivered  
 In the Presence of:

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

### Grantor Acknowledgment

STATE OF ALABAMA

COUNTY OF Shelby

I, Andrew M Miller, a Notary Public in and for said County and State, hereby certify that Frank A Zito, and spouse, Marshea F Zito, of 203 Grand View Pky, Maylene, AL 35114, having signed this warranty deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me this day that, being informed of the contents of the conveyance, the Grantor has executed this deed voluntarily and with lawful authority.

Given under my hand and seal, this 30<sup>th</sup> day of SEPTEMBER, 2011.

Andrew M Miller  
 Notary Public for the State of Alabama

My Commission expires: \_\_\_\_\_  
**MY COMMISSION EXPIRES JULY 7, 2015**

Shelby County, AL 10/03/2011  
 State of Alabama  
 Deed Tax: \$26.50