

75,000.00 *Ed.*

THIS INSTRUMENT PREPARED BY:

James E. Roberts
P.O. Box 430224
Birmingham, Alabama 35243

SEND TAX NOTICE TO:

William White, CPA
3565 Lorna Ridge Drive, # A
Birmingham, AL 35216



20111229000395800 1/2 \$90.00
Shelby Cnty Judge of Probate, AL
12/29/2011 02:06:11 PM FILED/CERT

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars and love and affection** to the undersigned **Grantor**, in hand paid by the **Grantee** herein, the receipt whereof is acknowledged **Frank S. Schilleci**, herein referred to as **Grantor**, grant, bargain, sell and convey unto **Josephine Schilleci**, herein referred to as **Grantee**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A and incorporated by reference herein.

Subject to:

- Any and all easements, restrictions and rights of way of record
 - Taxes for the year 2011 and subsequent years.
- Mineral and mining rights not owned by the Grantor.

This is an outparcel next to Old Time Pottery .Grantor and Grantee are husband and wife .

TO HAVE AND TO HOLD to the said Grantee, her successors and assigns forever.

And GRANTOR does for himself and for his heirs, executors, and administrators covenant with the said GRANTEES, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of **December, 2011.**

Frank S. Schilleci

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Frank S. Schilleci**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of **December, 2011**

Notary Public
My commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 9, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

seal

Shelby County, AL 12/29/2011
State of Alabama
Deed Tax: \$75.00

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1 :

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence in an Easterly direction, along the South line of said 1/4-1/4 Section, a distance of 552.40 feet to a point on the Easterly right of way line of U.S. Highway 31, said point being on a curve to the right, said curve having a radius of 2192.18 feet and a central angle of 0 degrees 15 minutes 44 seconds; thence 86 degrees 01 minute 23 seconds to tangent of said curve; thence along arc of said curve and said right of way line, in a Northeasterly direction, a distance of 10.03 feet; thence 85 degrees 45 minutes 39 seconds right, measured from tangent of said curve, in an Easterly direction, parallel to the South line of said 1/4-1/4 Section, a distance of 495.84 feet; thence 81 degrees 09 minutes 02 seconds left in a Northeasterly direction, a distance of 289.88 feet; thence 54 degrees 14 minutes 46 seconds left, in a Northwesterly direction, a distance of 102.69 feet; thence 54 degrees 14 minutes 46 seconds right, in a Northeasterly direction, a distance of 313.0 feet; thence continuing along last stated bearing a distance of 195.00 feet, plus or minus, to a point on the Southerly right of way line of Court Place; thence continuing along said right of way line in a Westerly direction a distance of 307.00 feet, plus or minus, to a point on the Easterly right of way line of Highway 31, this being the point of beginning; thence in a Southwesterly direction, along said right of way, a distance of 78.64 feet to the beginning of a curve to the left, said curve having a radius of 2240.86 feet; thence along arc of said curve, in a Southwesterly direction, a distance of 71.82 feet to a point; thence South 81 degrees 09 minutes 02 seconds East a distance of 175.00 feet; thence North 08 degrees 50 minutes 58 seconds East a distance of 165.44 feet to a point along the South right of way of Court Place; thence turn left along said right of way in a Westerly direction a distance of 136.23 feet, plus or minus, to the point of beginning.

Parcel 2 :

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence in an Easterly direction, along the South line of said 1/4-1/4 Section, a distance of 552.40 feet to a point on the Easterly right of way line of U.S. Highway 31, said point being on a curve to the right, said curve having a radius of 2192.18 feet and a central angle of 0 degrees 15 minutes 44 seconds; thence 86 degrees 01 minute 23 seconds to tangent of said curve; thence along arc of said curve and said right of way line, in a Northeasterly direction, a distance of 10.03 feet; thence 85 degrees 45 minutes 39 seconds right, measured from tangent of said curve, in an Easterly direction, parallel to the South line of said 1/4-1/4 Section, a distance of 495.84 feet; thence 81 degrees 09 minutes 02 seconds left in a Northeasterly direction, a distance of 289.88 feet; thence 54 degrees 14 minutes 46 seconds left, in a Northwesterly direction, a distance of 102.69 feet; thence 54 degrees 14 minutes 46 seconds right, in a Northeasterly direction, a distance of 313.0 feet to the point of beginning; thence continuing along last stated bearing a distance of 195.00 feet, plus or minus, to a point on the Southerly right of way line of Court Place; thence continuing along said right of way line in a Westerly direction, a distance of 120.00 feet, plus or minus, to a point; thence South 8 degrees 50 minutes 58 seconds West a distance of 174.22 feet; thence South 81 degrees 09 minutes 02 seconds East a distance of 115.22 feet to the point of beginning.



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