

350,000.00 AL.

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

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. 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 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 29 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 29 day of December, 2011.



Notary Public

[SEAL]

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

My commission expires:

Shelby County, AL 12/29/2011
State of Alabama
Deed Tax: \$350.00


2011229000395810 1/2 \$365.00
Shelby Cnty Judge of Probate, AL
12/29/2011 02:06:12 PM FILED/CERT

A parcel of land located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ 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 deg. 15 min. 44 sec; thence 86 deg. 01 min. 23 sec. 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 to the point of beginning; thence 85 deg. 45 min. 39 sec. right measured from tangent of said curve in an Easterly direction parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 495.84 feet; thence 81 deg. 09 min. 02 sec. left in a Northeasterly direction, a distance of 289.88 feet; thence 54 deg. 14 min. 46 sec. left, in a Northwesterly direction, a distance of 102.69 feet; thence 54 deg. 14 min. 46 sec. right, in a Northeasterly direction, a distance of 313.0 feet; thence 90 deg. left, in a Northwesterly direction, a distance of 115.22 feet; thence 90 deg. right, in a Northeasterly direction, a distance of 174.22 feet to the Southerly right of way line of Court Place; thence 99 deg. 57 min. 43 sec. left in a Westerly direction, along said right of way line, a distance of 50.77 feet; thence 80 deg. 02 min. 17 sec. left in a Southwesterly direction a distance of 165.44 feet; thence 90 deg. right in a Northwesterly direction a distance of 175.00 feet to a point on the Southeasterly right of way line of said U. S. Highway 31, said point being on a curve to the left, said curve having a radius of 2240.86 feet and a central angle of 02 deg. 00 min. 05 sec.; thence 75 deg. 09 min. 49 sec. left to tangent of said curve; thence along the arc of said curve and said right of way line, in a Southwesterly direction a distance of 78.27 feet to the end of said curve and the beginning of a curve to the left, said curve having a radius of 2192.18 feet and a central angle of 17 deg. 26 min. 41 sec.; thence along arc of said curve and said right of way line in a Southwesterly direction, a distance of 667.45 feet to the point of beginning. Being situated in Shelby County, Alabama.

EXHIBIT A

