

**THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTIONS PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE
LEGAL DESCRIPTIONS ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice to:
Terry L. Colafrancesco
6830 Bear Creek Road
Sterrett, Alabama 35147

STATE OF ALABAMA)
SHELBY COUNTY)



20120717000256020 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
07/17/2012 03:01:27 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to **TERRY COLAFRANCESCO**, who is one and the same person as Terry Calafrancesco, and **ANNETTE COLAFRANCESCO**, who is one and the same person as Annette Calafrancesco, husband and wife (hereinafter collectively referred to as the "Grantors"), in hand paid by **TERRY L. COLAFRANCESCO**, a married man (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 11, Township 18 South, Range 1 East; thence run East along the South line of said quarter-quarter section a distance of 820 feet to a point; thence run North, parallel to the West line of said quarter-quarter section a distance of 115 feet to a point; thence run West, parallel to the South line of said quarter-quarter section a distance of 820 feet to a point on the West line of said quarter-quarter section; thence run South along the West line of said quarter-quarter section a distance of 115 feet to the point of beginning.

TOGETHER WITH a 15 foot easement for ingress and egress to the above described property, more particularly described as follows: Commence at the Southeast corner of the above-described property and run East along the South line of said quarter-quarter section to the Southeast corner of said quarter-quarter section; thence run North along the East line of said quarter-quarter section a distance of 15 feet; thence run West, parallel to the South line of said quarter-quarter section to the point of intersection with the property hereinabove described; thence run South, parallel to the East line of said quarter-quarter section a distance of 15 feet to the point of beginning.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise

Shelby County, AL 07/17/2012
State of Alabama
Deed Tax: \$6.00

appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Ad valorem taxes for the year 2012 and all subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; any and all recorded mortgages or other encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; recorded or unrecorded leases affecting said real property, if any; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs, administrators and assigns of the Grantee in fee simple forever.

NOTE: The property herein conveyed is NOT the homestead of the Grantors.

NOTE: The property herein conveyed is the same property conveyed by Roy Partridge and wife, Ruby Partridge, to Terry Calafrancesco and Annette Calafrancesco by deed executed on or about February 28, 1981, and filed for record on December 16, 1983, in Book 352, Page 11, in the Probate Office of Shelby County, Alabama (the "Partridge Deed"). The Grantors herein, Terry Colafrancesco and Annette Colafrancesco, represent and warrant that the grantees in the Partridge Deed were incorrectly named as Terry Calafrancesco and Annette Calafrancesco, and that the Grantors herein are one and the same persons as the grantees named in the Partridge Deed.

IN WITNESS WHEREOF, the Grantors have hereto set their hands and seals effective as of the 16 day of July, 2012.

GRANTORS:


Terry Colafrancesco


Annette Colafrancesco

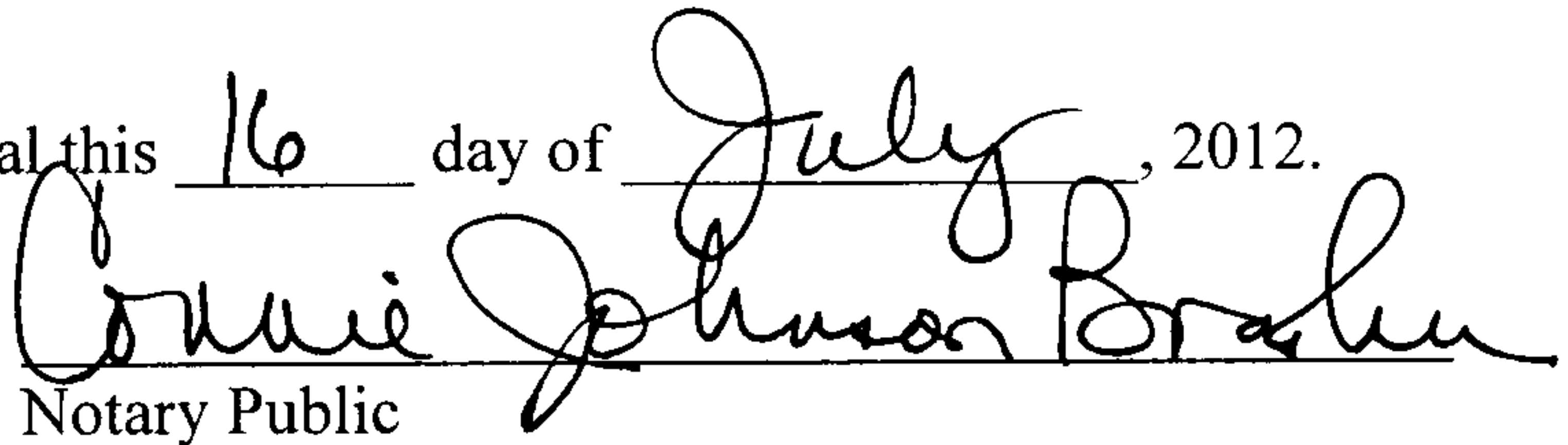


STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Colafrancesco and Annette Colafrancesco, 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 as of the day the same bears date.

Given under my hand and official seal this 16 day of July, 2012.


{ SEAL }


Notary Public

My Commission Expires: MY COMMISSION EXPIRES APRIL 4, 2014

This instrument prepared by:

Joseph T. Ritchey, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727


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