


**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.**


20120717000256030 1/3 \$461.00
Shelby Cnty Judge of Probate, AL
07/17/2012 03:01:28 PM FILED/CERT

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

**STATE OF ALABAMA)
SHELBY COUNTY)**

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 L. COLAFRANCESCO**, also known as Terry Colafrancesco, and **ANNETTE B. COLAFRANCESCO**, also known as Annette Colafrancesco, 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 properties situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

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

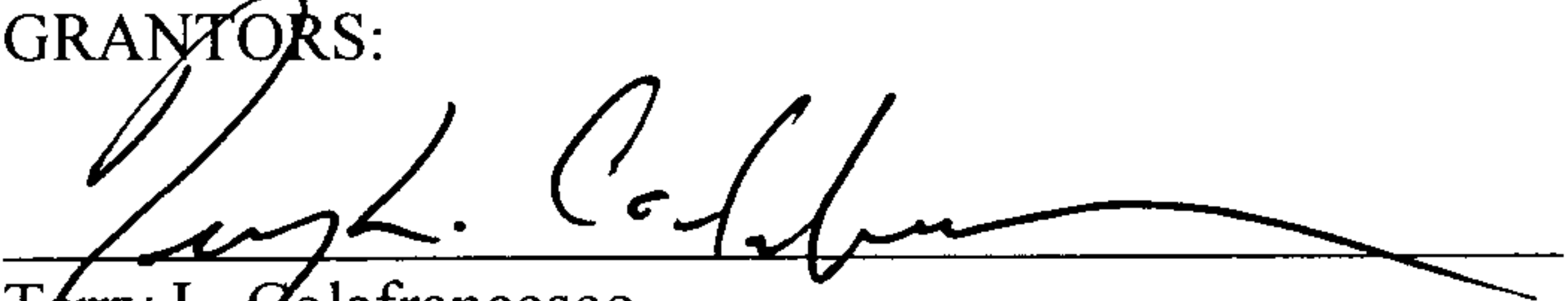
NOTE: The property described on Exhibit "A" hereto under the heading of "Parcel 1" IS and will remain the homestead of the Grantors. None of the other properties herein conveyed are the homestead of the Grantors.


Shelby County, AL 07/17/2012
State of Alabama
Deed Tax: \$441.00

NOTE: Terry Colafrancesco and Terry L. Colafrancesco are one and the same person, and Annette Colafrancesco and Annette B. Colafrancesco are one and the same person.

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

GRANTORS:


Terry L. Colafrancesco

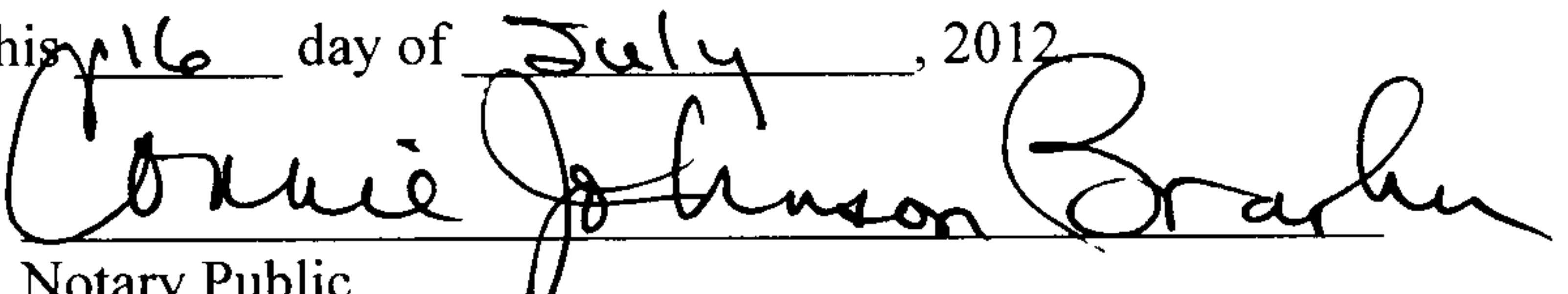

Annette B. Colafrancesco

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry L. Colafrancesco and Annette B. 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


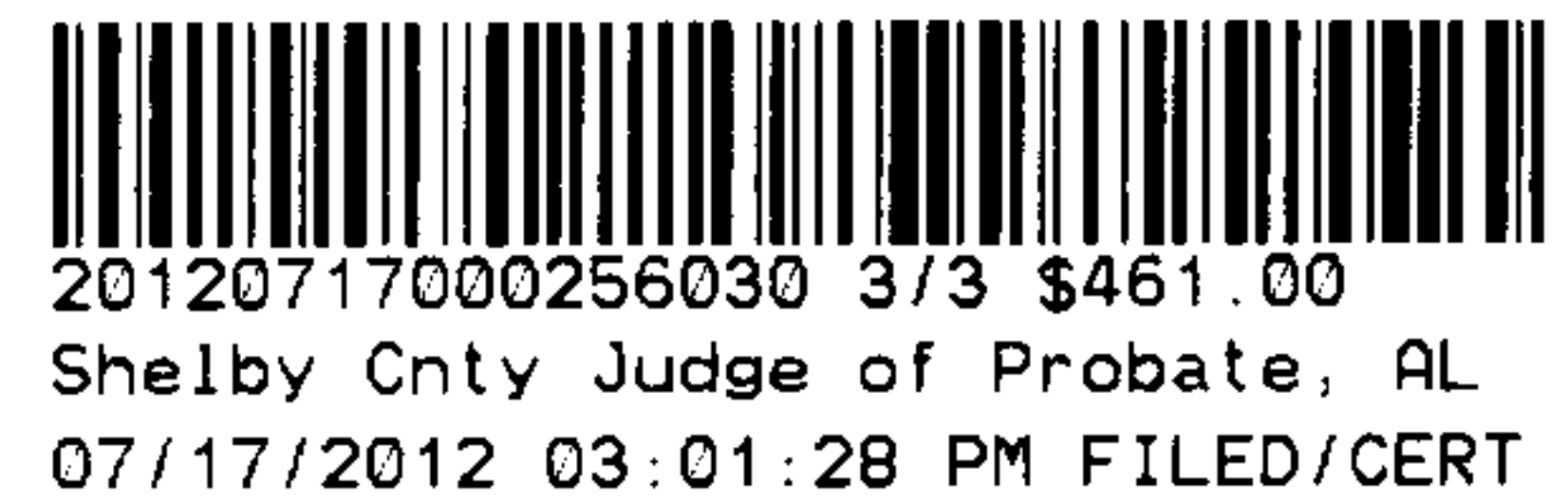

20120717000256030 2/3 \$461.00
Shelby Cnty Judge of Probate, AL
07/17/2012 03:01:28 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTIONS



The following described real properties situated in Shelby County, Alabama:

PARCEL 1:

Begin at the northeast corner of the northwest quarter of the southeast quarter of Section 31, Township 18 South, Range 1 East, Shelby County, Alabama, run thence in a southerly direction along the east line of said quarter-quarter 628.59 feet; thence turn an angle of 89 degrees 43' 46" right and run in a westerly direction 281.95 feet; thence turn an angle of 49 degrees 59' 47" right and run in a northwesterly direction 737.35 feet; thence turn an angle of 42 degrees 15' 10" left and run in a westerly direction 149.67 feet; thence turn an angle of 125 degrees 45' 46" right and run northeasterly 74.99 feet; thence turn an angle of 47 degrees 12' 57" right and run eastwardly 855.66 feet to the point of beginning.

PARCEL 2:

All that part of the South Half of the Northeast Quarter of Section 31, Township 18 South, Range 1 East, Shelby County, Alabama, lying Southeast of the right-of-way of Shelby County Highway # 43, AND the Northeast Quarter of the Southeast Quarter of Section 31, Township 18 South, Range 1 East, Shelby County, Alabama.

PARCEL 3:

Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 21, Township 18 South, Range 1 East, for a point of beginning; thence run Northerly along the West line for a distance of 532.09 feet; thence turn 88 deg. 30 min. to the right for a distance of 330.0 feet; thence turn 91 deg. 30 min. to the right for a distance of 532.66 feet to a point of the South line of said forty; thence turn 88 deg. 36 min. to the right and along said line for a distance of 330.02 feet to the point of beginning; being situated in Shelby County, Alabama.

TOGETHER WITH all rights and mineral rights owned by Grantors, or which Grantors are entitled to receive, upon the death of Frances M. Campbell, also shown to be Francis M. Campbell, in and pursuant to that certain deed from Frances M. Campbell to Terry Colafrancesco and Annette Colafrancesco dated February 10, 1986, and filed of record on January 15, 1987, in Book 110, Page 292, in the Probate Office of Shelby County, Alabama.

PARCEL 4:

Parcel 38 located in the S 1/2 of the S 1/2 of SE 1/4 of NE 1/4 of Section 11, Township 18, Range 1 East. Dimensions being 210' front, 210' rear, 645' right side, 645' left side in more or less. Mineral and mining rights are conveyed to Grantee in this deed.