

Send Tax Notice To:
Nancy Kane Curreri
Stephen James Curreri
618 Highway 57
Vincent, AL 35178

20160802000272710

08/02/2016 11:48:21 AM

)

DEEDS 1/2

)

KNOW ALL MEN BY THESE PRESENTS

)

1125 Carolyn Street, Leeds, AL 35094 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Stephen James Curreri and Nancy Kane Curreri, whose mailing address is 4055 Milners Crescent Birmingham, AL 35242 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 618 Highway 57, Vincent, AL 35178; to-wit:

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.


Betty J. Lee

~~Sanatkar of India~~

Commission Expires: 3/5/17



S16-1760CDF

EXHIBIT "A"
Legal Description

Parcel 1:

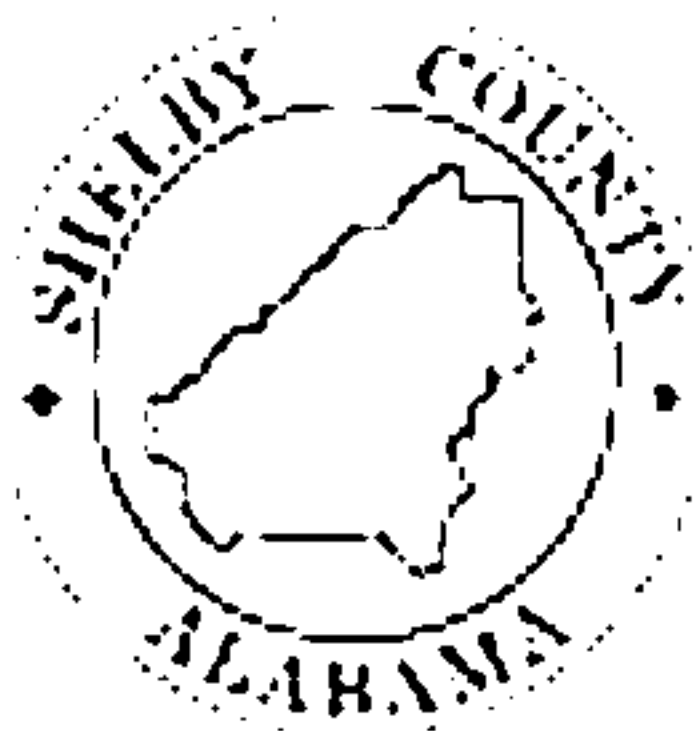
Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 34, Township 18 South, Range 2 East, in Shelby County, Alabama, and run North along the West line thereof for a distance of 408.14 feet to an old fence line in the center of an old road bed, this being the Point of Beginning; thence continue along last described course for a distance of 914.65 feet to the SW corner of the SW 1/4 of the SE 1/4 of Section 27, Township 18 South, Range 2 East, Shelby County, Alabama; thence continue Northerly along the West line thereof for a distance of 274.15 feet to the Southeasterly right of way line of County Road #57; thence turn right and run Northeasterly along said right of way line for a distance of 1263.3 feet; thence turn right and run South and parallel with said West boundary line of said Section 27 for a distance of 1349.6 feet to said fence line in the center of an old road bed; thence turn right and run Southwesterly along said fence line for a distance of 1204 feet, more or less, to the West boundary line of the NW 1/4 of the NE 1/4 of said Section 34, and the Point of Beginning.

ALSO the following:

Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 18 South, Range 2 East, Shelby County, Alabama, and run South along the East line thereof for a distance of 260.02 feet to the Point of Beginning; thence continue along last described course for a distance of 1067.77 feet to the SE corner of said 1/4-1/4 section; thence turn right 0°48'17" and run South along the East line of the NW 1/4 of the NE 1/4 of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama, for a distance of 252.47 feet to an old fence line in the center of an old road bed; thence turn right 71°08'18" and run Southwesterly along said existing fence line in the center of an old road bed for a distance of 290.46 feet; thence turn right 109°02'19" and run Northerly for a distance of 1349.6 feet to the Southerly right of way line of County Road #57; thence turn right and run Northeasterly along said right of way line for a distance of 135.28 feet; thence turn right 43°35'54" and run Easterly for a distance of 147.10 feet to the Point of Beginning.

Parcel 2:

Begin at the NW corner of the SW 1/4 of the NE 1/4 of Section 34, Township 18, Range 2 East, Shelby County, Alabama, and run South along said 1/4-1/4 section line 248.68 feet; thence run East 208.56 feet; thence run South 1073.51 feet to a point on the Southerly boundary of said 1/4-1/4 section; thence run East along said 1/4-1/4 section line to the SE corner of said 1/4-1/4 section; thence run North to the NE corner of said 1/4-1/4 section; thence continue North along the East boundary of the NW 1/4 of the NE 1/4 of said Section 34, to a fence line being the centerline of Old Jim Burk Road; thence run Southwesterly along said fence line 1465 feet, more or less, to its intersection with the West boundary of the NW 1/4 of the NE 1/4 of said Section 34; thence South along said West boundary 408.41 feet, to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2016 11:48:21 AM
\$228.00 DEBBIE
20160802000272710

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".