

This instrument was prepared by

(Name) Bruce L. Gordon, atty at law
1500 Colonial Bank Building
(Address) Birmingham, Alabama 35203



This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED

242

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration**
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Jerome A. Winston and wife, Jewel H. Winston

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Richard B. Ryel and wife, Patricia A. Ryel

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description and Easement for
Ingress, Egress and Public Utilities

Also subject to:

1. Taxes for the year 1985, but are not due and payable until October 1, 1985.
2. Easements as set out in deed from Elizabeth Duke Brooks, et al to Earl S. Martin, Charles O. Stabler and James E. Weldon, recorded in Jefferson County, in Volume 1417 page 438.
3. Right of way granted to Alabama Power Company as recorded in Volume 2789 page 69.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 46 page 306 in Jefferson County.

THE PROPERTY DESCRIBED ON THE ATTACHED EXHIBIT A DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF EITHER OF THE GRANTORS.

**Part of the consideration was paid from a purchase money mortgage in the amount of \$11,500.00 TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of APRIL, 19 85

(SEAL) Jerome A. Winston (SEAL)

(SEAL) Jewel H. Winston (SEAL)

(SEAL) (SEAL)

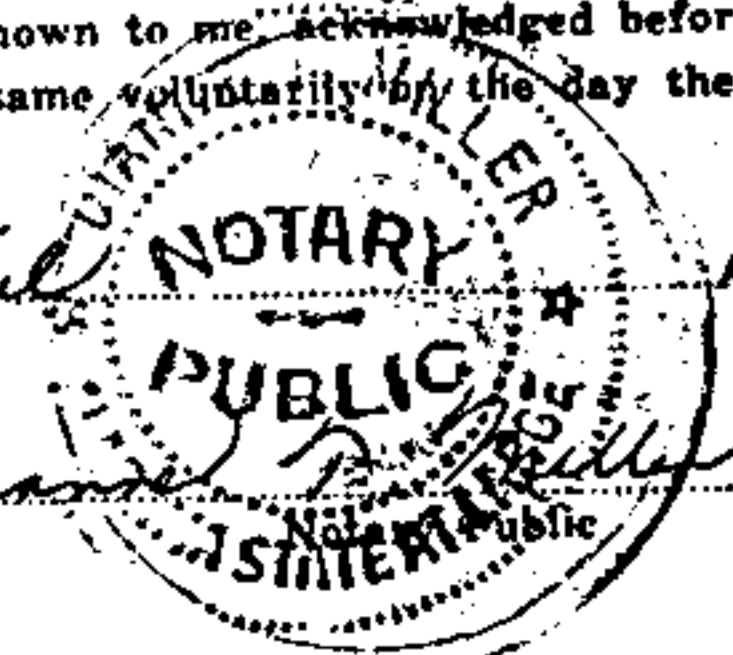
STATE OF Alabama }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that Jerome A. Winston and wife, Jewel H. Winston

whose name(s) 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 on the day the same bears date.

Given under my hand and official seal this 1st day of April, A.D. 19 85



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EXHIBIT A TO WARRANTY DEED
DESCRIPTION OF REAL ESTATE

Part of the SW 1/4 of the NE 1/4 of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the NW corner of said 1/4 1/4 section run in an easterly direction along the north line of said 1/4 1/4 section for a distance of 410.31 feet; thence turn an angle to the right of 90 deg. and run in a southerly direction for a distance of 445 feet, more or less, to a point on the centerline of the Cahaba River being the point of beginning; thence turn an angle to the right of 180 deg. and run in a northerly direction for a distance of 445 feet, more or less, to a point on the north line of said 1/4 1/4 section; thence turn an angle to the right of 135 deg. and run in an southeasterly direction for a distance of 332 feet, more or less, to a point on the centerline of the Cahaba River; thence turn an angle to the right and run in a southwesterly direction along the meandering centerline of said Cahaba River for a distance of 316 feet, more or less, to the point of beginning.

Together with an easement for ingress and egress and public utilities described as follows: Said easement being the bottom one-half of a circle, said bottom one-half of circle being concave in a northerly direction and having a radius of 20 feet and the north line of said one-half circle being the north line of the SW 1/4 of the NE 1/4 of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama; said easement being more particularly described as follows: From the NW corner of said 1/4 1/4 section run in an easterly direction along the north line of said 1/4 1/4 section for a distance of 410.31 feet to the radius point of said easement, said easement extending 20 feet in all directions East, southeast, south, southwest, and west.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 APR -4 AM 8:49
Thomas G. Lawrence, Jr.
JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$ _____
Deed Tax	<u>5.00</u>
Mineral Tax	_____
Recording Fee	<u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	<u>11.00</u>