

23% Shelby County
77% Jefferson County

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

end Tax Notice To:
James M. Cash
Jenny G. Cash
2401 Cahaba River Estates
HOOVER AL 35244

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)

That in consideration of \$670,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Richard Ryel and Patricia Ryel Husband and Wife, whose mailing address is 6902 Tree Crossings Pkwy (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James M. Cash and Jenny G. Cash, whose mailing address is 2401 Cahaba River Estates (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Jefferson County, Alabama, the address of which is 2401 Cahaba River Estates, Hoover, AL 35244; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


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.


TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$295,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 2nd day of May, 2014.


Richard Ryel


Patricia Ryel

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Richard Ryel and Patricia Ryel, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 2nd day of May, 2014.

Notary Public

Commission Expires: 10/31/2016

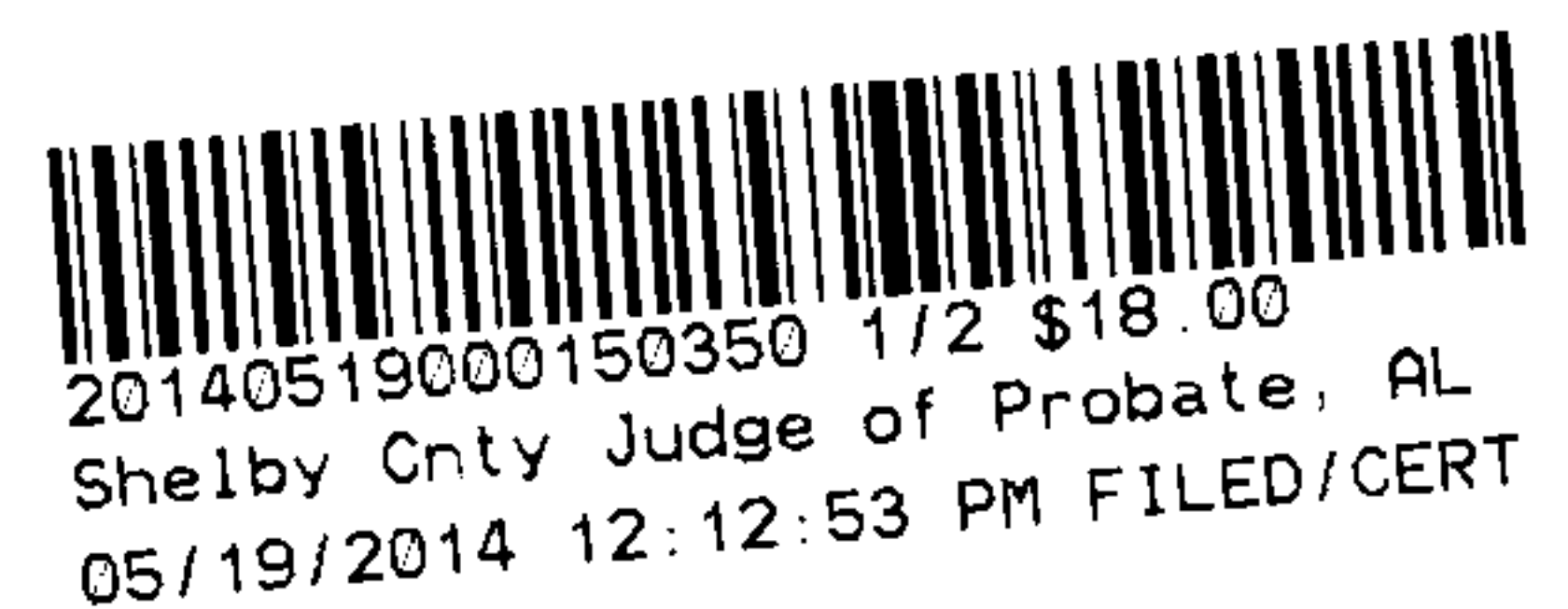


EXHIBIT "A"
Legal Description

Parcel I:

A tract of land, situated in the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 3 West, Jefferson County, Alabama, and a Part of Lot 25B, according to the Resurvey of Lot 25 of the Map of Cahaba River Estates, as recorded in Map Book 22, Page 40, in the Probate Office of Jefferson County that lies South of River Road, being more particularly described as follows;

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 3 West, Jefferson County, Alabama; thence South 0 degrees 0 minutes 0 seconds East assumed along the east line of said 1/4-1/4 246.00 feet to a 5/8" rebar found at the Point of Beginning; thence continuing South 0 degrees 0 minutes 0 seconds East along said line 664.0 feet; thence North 67 degrees 53 minutes 04 seconds West 203.43 feet measured, North 67 degrees 55 minutes 0 seconds 176.77 feet deed, to a 1/2" open pipe found; thence North 17 degrees 06 minutes 48 seconds West 362.77 feet measured; North 20 degrees 13 minutes 0 seconds West 380.26 feet deed, to a PK nail set on the Southeasterly right of way line of River Road; thence along said line North 29 degrees 42 minutes 30 seconds East 57.14 feet to a PK nail set; North 64 degrees 39 minutes 16 seconds East 64.90 feet to a 5/8" rebar set; North 27 degrees 42 minutes 33 seconds East 152.20 feet; North 86 degrees 54 minutes 0 seconds East 85.0 feet to a 5/8" rebar found; North 65 degrees 30 minutes 31 seconds East 57.79 feet to the Point of Beginning.

Parcel II:

Lot 24, according to the Map and Plat of Cahaba River Estates, as recorded in Map Book 3, Page 11, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 3 West, being more particularly described as follows:

Begin at the NW corner of the NW 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 3 West; thence South along the Westerly line of said 1/4-1/4 of Section, 211.50 feet to the Northwesterly edge of pavement of Cahaba River Estates Road, and being on a curve, having a radius of 137.50 feet and a central angle of 20 deg. 01 min. 28 sec.; thence 148 deg. 27 min. 08 sec. to the chord of said curve, Northeasterly along said curve to the left and along said edge of pavement, 48.06 feet; thence Northeasterly along a line tangent to said curve, and along said edge of pavement, 80.84 feet to the beginning of a curve to the right, having a radius of 685.40 feet and a central angle of 8 deg. 30 min. 40 sec.; thence Northeasterly along said curve, and along said edge of pavement, 101.83 feet; thence 113 deg. 26 min. 12 sec. left from chord of said curve, Westerly 95.35 feet to the Point of Beginning, being part of Lot 24 of Cahaba River Estates, as recorded in Map Book 3, Page 11, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



20140519000150350 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/19/2014 12:12:53 PM FILED/CERT

20140506000400720 2/2
Bk: LR201413 Pg:3494
Jefferson County, Alabama
05/06/2014 10:24:57 AM D
Fee - \$19.00
Deed Tax - \$375.00

Total of Fees and Taxes-\$394.00
LMCDUFFIE