

(Name) Frank E. Game and Wanda L. Game

(Address) Rt. 19, Box 175, Birmingham, AL 3524

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) P.O. Box 587, Columbiana, Alabama 35051

Form 11-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Julius E. Rutherford and wife, Mildred L. Rutherford

(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Frank E. Game and wife, Wanda L. Game

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

A parcel of land situated in the Southeast quarter of the Southwest quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows: Commence at the Northeast corner of said quarter quarter Section; thence South along the East line thereof a distance of 212.93 feet, thence 67 degrees, 51 minutes, 30 seconds right 72.08 feet to the point of beginning at the intersection of the South right of way line of Valley Dale Road and the West right of way line of Shelby County Highway No. 369; thence Southwest along the South line of Valley Dale Road 206.59 feet to the beginning of a curve to the left, said curve having a central angle of 3 degrees, 22 minutes, 04 seconds; thence continue Southwesterly along the arc of said curve 139.17 feet to the Northwest line of the Southeast diagonal half of said quarter quarter Section; thence left and run Southwest along said diagonal line of 120.94 feet; thence 69 degrees, 21 minutes, 50 seconds left for 300.59 feet (Map 300.0 feet); thence 120 degrees, 45 minutes, 40 seconds left 168.54 feet; thence 35 degrees, 30 minutes right, 210.0 feet to the West line of Shelby County Highway No. 369; thence 73 degrees, 30 minutes left, 288.39 feet to the point of beginning, Parcel contains 2.5 acres more or less.

Except, however, an exclusive easement of a uniform width of 3 feet for a distance of 300.59 feet along said western-most property line is reserved for life by grantors for the purpose of maintaining a water pipe-line. Said easement shall not be deemed to run with the land.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 9th

day of April, 19 84

WITNESS:

Cheryl K. McCallister (Seal)

(Seal)

(Seal)

Julius E. Rutherford (Seal)

(Seal)

Mildred L. Rutherford (Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julius E. Rutherford and wife, Mildred L. Rutherford 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 9th day of April

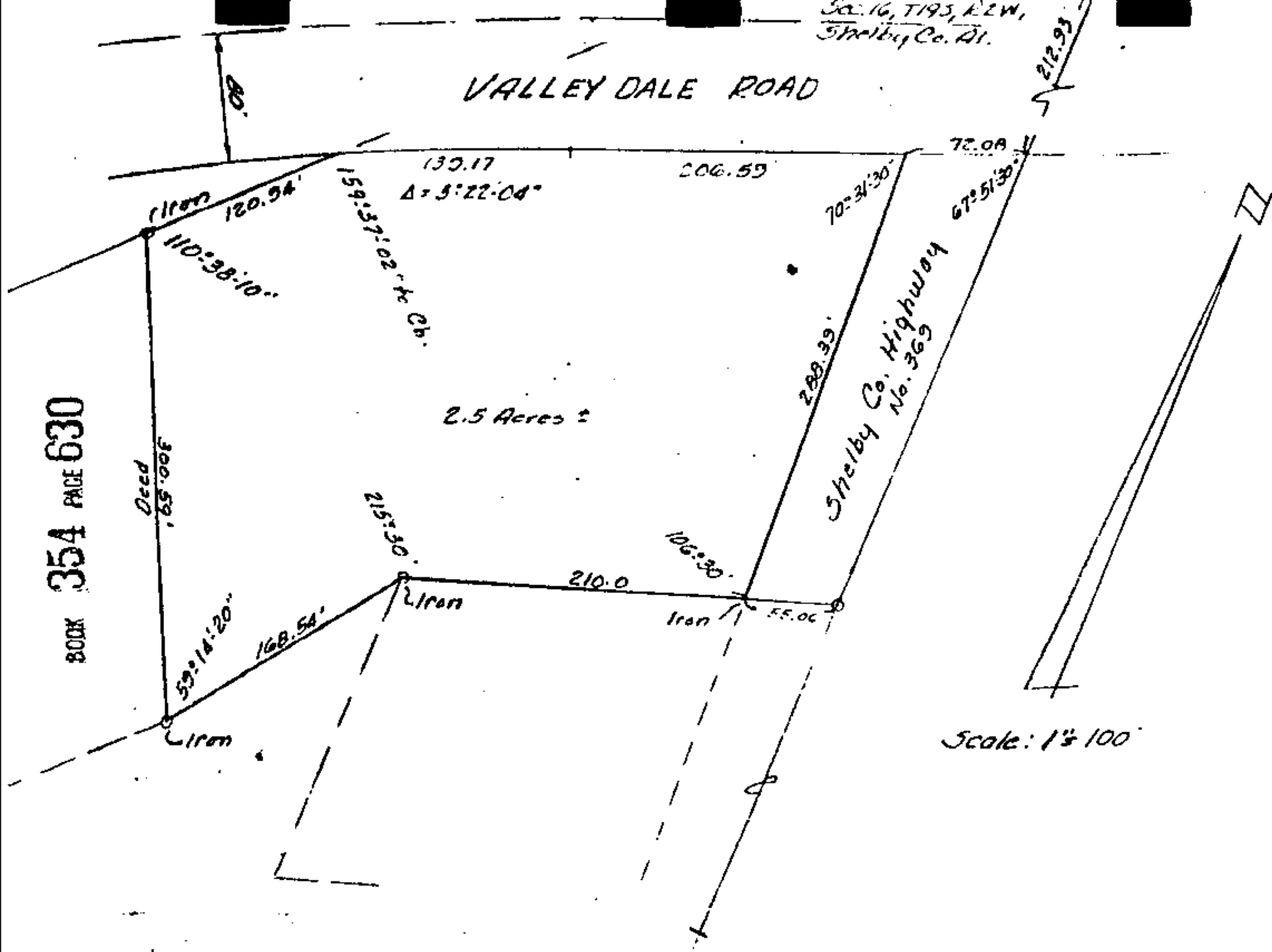
Notary Public

BOOK 354 PAGE 629

Sec. 16, T19S, R2W,
Shelby Co. Al.

VALLEY DALE ROAD

BOOK 354 PAGE 630



Scale: 1" = 100'

STATE OF ALABAMA
SHELBY COUNTY

I, William J. Finley, a Land Surveyor of Alabama, hereby certify that the above is a true and correct plat or map of property as shown and described hereon.

According to my survey this the 7th day of March, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
William J. Finley
William J. Finley
Alabama L.S. Reg. No. 6009

Deed TAX 25.00 INSTRUMENT NO. FILED
Rec 3.00
Ind 1.00 1984 APR 10 AM 8:03
29.00

Thomas A. [Signature]
JUDGE OF THE RATE

DESCRIPTION

A parcel of land situated in the Southeast quarter of the Southwest quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows: Commence at the Northeast Corner of said quarter quarter Section; thence South along the East line thereof a distance of 212.93 feet; thence 67 degrees, 51 minutes, 30 seconds Right 72.08 feet to the Point of Beginning at the intersection of the South Right of Way Line of Valley Dale Road and the West Right of Way Line of Shelby County Highway No. 369; thence Southwest along the South line of Valley Dale Road 206.59 feet to the Beginning of a curve to the Left, said curve having a central angle of 3 degrees, 22 minutes, 04 seconds; thence continue Southwesterly along the arc of said curve 139.17 feet to the Northwest line of the Southeast diagonal half of said quarter quarter Section; thence Left and run Southwest along said diagonal line 120.94 feet; thence 69 degrees, 21 minutes, 50 seconds Left for 300.52 feet (Map 300.0 feet); thence 120 degrees, 45 minutes, 40 seconds Left 168.54 feet; thence 35 degrees, 30 minutes Right, 210.0 feet to the West line of Shelby County Highway No. 369; thence 73 degrees, 30 minutes Left, 288.39 feet to the Point of Beginning. Parcel contains 2.5 Acres more or less.

"This is to certify that I have consulted the Federal Flood Hazard Maps (or U.S. Department of the Interior Geological Survey Map) and found that the above described property is not located in a special flood hazard area."