

THIS INSTRUMENT PREPARED BY:

NAME: RICHARD C. SHULEVA
ADDRESS: P.O. BOX 1401, ALABASTER, ALABAMA

WARRANTY DEED (JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR)

STATE OF ALABAMA)
SHELBY COUNTY) Know All Men By These Presents

That in consideration of ONE HUNDRED AND FIFTEEN THOUSAND (\$115,000.00) Dollars to the undersigned grantors, F. Richard Fogle and wife, Anna Carol Fogle, in hand paid by the Grantees herein, Raymond R. Riha and wife, Veronica D. Riha, the receipt whereof is acknowledged, we the said, F. Richard Fogle and wife, Anna Carol Fogle, do grant, bargain, sell and convey unto the said Raymond R. Riha and wife, Veronica D. Riha for, and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the S.W. 1/4 of the N.W. 1/4 of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama, described more particularly as follows:

Commence at the Southeast corner of the S.W. 1/4 of the N.W. 1/4 of said Section 25, thence run N 00 deg. 10' 30" E along the east line of said quarter-quarter a distance of 500.0 feet to an Iron pin which is the point of beginning: thence continue last course a distance of 700 feet to an iron pin, thence run S 87 deg. 36' W a distance of 800.0 feet, thence run S 00 deg. 10' 30" W a distance of 700.0 feet, thence run N 87 deg. 36' E a distance of 800.0 feet to the point of beginning, and;

A parcel of land located in the SW 1/4 of the NW 1/4 and in the S 1/2 of the N.W. 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama, described more particularly as follows:

Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of said Section 25, thence run N 00 deg. 10' 30" E along the east line of said quarter-quarter a distance of 1200.0 feet to an iron pin which is the point of beginning: thence continue last course a distance of 793.02 feet to an iron pin marking the Northeast corner of the S 1/2 of the NW 1/4 of the NW 1/4 of said Section 25, thence run S 87 deg. 50' W along the north line of said S 1/2 a distance of 463.92 feet to an iron pin on the Southeasterly right-of-way of Shelby County Highway #13, thence run S 33 deg. 32' W along said right-of-way a distance of 689.74 feet to a point of curve to the right which is marked by an iron pin, thence continue with said right-of-way to a culvert (Chord distance 145.0 feet), thence run S 47 deg. 31' 22" E a distance of 166.75 feet, thence run N 87 deg. 36' E a distance of 800.0 feet to the point of beginning.

Less and except one acre, more or less, previously deeded by Betty Jean Pryor to Stephen L. Pryor, June 15, 1982, and recorded in the Office of the Probate Judge, Shelby County, Alabama in Deed Book 340, Page 331.

Both above parcels are subject to a private easement for the use of Thomas James Tucker and wife, Mary Ann Tucker, their heirs and assigns only over that portion of said real estate described as:

A 42 foot right-of-way the centerline of which is described as follows: Commence at the Southeast corner of the

Rich Shuleva

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SE 1/4 of the NW 1/4 of Section 25, Township 20 South Range 4 West, Shelby County, Alabama, thence run South 87 deg. 36' W along the south quarter-quarter line a of 21 feet, thence run N 00 deg. 10' 30" E and parallel to the East 1/4-1/4 line a distance of 500.0 feet to the point of beginning: thence continue last course a distance of 1351.81 feet to the point of a curve to the left having a radius of 121.0 feet and a central angle of 87 deg. 39' 30", thence follow the arc of said curve a distance of 185.12 feet to the point of tangency, thence run S 87 deg. 50' W and parallel to the North line of the South 1/2 of the N.W. 1/4 of the 1/4 of said Section 25 a distance of 337.8 feet to the southeasterly right-of-way of Shelby County Highway #13.

The above described right-of-way lies in and is a part of the N.W. 1/4 of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Raymond R. Riha and wife, Veronica D. Riha for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Raymond R. Riha and wife, Veronica D. Riha, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Raymond R. Riha and wife, Veronica D. Riha, their heirs and assigns forever, against the lawful claims of all persons.

In witness Whereof, we hereunto set our hands and seals this 15th day of May, 1984.

Witness

Richard Fogle
F. Richard Fogle

Witness

Anna Carol Fogle
Anna Carol Fogle

I, Patsy S. Parker, a Notary Public in and for said County, in said State, hereby certify that F. Richard Fogle and wife Anna Carol Fogle, 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, have executed the same voluntarily on the day the same bears date.

Given under my had and official seal this 15 day of May A.D. 1984.

Patsy S. Parker
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAY 22 PM 2:52

Thomas R. [unclear]
JUDGE OF THE COURT

Deed Tax - 115.00
Rec 2.00
Ind. 1.00
119.00

