

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

1540

MAIL TAX NOTICE TO:
Mr. Billy L. Stell

1245 8th Ave SW
Alexander

WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$28,500.00) to the undersigned GRANTOR, ARTHUR S. LUDWIG, JR. and ARTHUR S. LUDWIG, JR. d/b/a MATTERHORN FARMS, A Sole Proprietorship owned 100% By ARTHUR S. LUDWIG and MATTERHORN GENETICS, INC., An Alabama Corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
BILLY L. STELL AND WIFE, ELOISE STELL

(herein referred to as GRANTEES) 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:

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Commence at the Northwest corner of a lot in the Town of Wilsonville, Alabama, formerly known as the J. H. Pennington lot, and run thence in a Northeasterly direction along the East line of the Old Montgomery Public Road 123 feet to the point of beginning; thence continue in a Northeasterly direction along said East line of said Old Montgomery Public Road a distance of 90 feet; thence run Southeasterly along the south or southwest line of the Paul Smith lot a distance of 210 feet; thence run Southwesterly parallel with the East line of said Old Montgomery Road, a distance of 90 feet; thence run in a Northwesterly direction a distance of 210 feet to the point of beginning, being a part of the NW 1/4 of the NW 1/4 of Section 6, Township 21, Range 2 East; being situated in Shelby County, Alabama.

SUBJECT TO: Right of way and easements of record.

\$22,800.00 of the purchase price recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

\$3,000.00 of the purchase price recited above was paid from a purchase money second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES 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 survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, (both the individual Grantor and the Corporate Grantor) covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said GRANTOR, the individual and the Corporation by its President, who is authorized to execute this conveyance, hereto set their signatures and seals, this 16th day of April, 1986.

Arthur S. Ludwig, Jr.
Arthur S. Ludwig, Jr., Individually

Shelby State Bank

Arthur S. Ludwig
Arthur S. Ludwig, Jr. d/b/a Matterhorn Farms, a Sole Proprietorship owned 100% by Arthur S. Ludwig, Jr.

ATTEST:

MATTERHORN GENETICS, INC., An Alabama Corporation

Morva B. Donaldson
Morva B. Donaldson, Secretary

By: Lloyd E. Donaldson
Lloyd E. Donaldson, President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ARTHUR S. LUDWIG, JR. and ARTHUR S. LUDWIG, JR. d/b/a MATTERHORN FARMS, A SOLE PROPRIETORSHIP OWNED 100% BY ARTHUR S. LUDWIG, JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 1986.

(NOTARIAL SEAL)

[Signature]
Notary Public

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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LLOYD E. DONALDSON whose name as President of MATTERHORN GENETICS, INC., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 16th day of April, 1986.



[Signature]
Notary Public

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

1986 APR 24 PM 1:23

[Signature]
JUDGE OF PROBATE

1. Deed Tax \$ 3.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 9.00