

This instrument was prepared by
✓ Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

b/c

Send Tax Notice to:
(Name) Frank E. Ryerson, III
(Address) 100 Liberty Drive
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and 00/100, (\$2,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard Anderson, also known as Richard G. Anderson, a married man, and Terry Arnold, also known as Terry G. Arnold, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

Frank E. Ryerson, III and wife, Sonia Ryerson (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, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH AS THOUGH FULLY SET OUT HEREIN.

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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 for such survivor 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 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 31st day of August, 19 90

WITNESS

____ (Seal)
____ (Seal)
____ (Seal)

Richard Anderson (Seal)
Richard Anderson (Seal)
Terry Arnold (Seal)
Terry Arnold (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard Anderson and Terry Arnold 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August A.D., 19 90

6-25-91

L. Nicholas Keller

EXHIBIT "A"

Part of the NW 1/4 of the NW 1/4, Section 20, Township 22 South, Range 3 West, more particularly described as follows: From the Northwest corner of Section 20, run Eastward along the North line of said 1/4 1/4 Section a distance of 572.37 feet to an iron pin; thence continue Easterly along the North line of said 1/4 1/4 Section to the Northeasterly right of way boundary of County Road 206 and the point of beginning; thence continue Easterly along the North line of said 1/4 1/4 Section a distance of approximately 180 feet, more or less, to the center line of a small unnamed creek whose course in the vicinity of the intersection just described is generally Southerly; thence Southerly along the center line of the unnamed creek to the intersection of the creek center line with the Northeasterly boundary of the right of way of County Road 206; thence Northwesterly along said Northeasterly right of way to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 161 page 126; Deed Book 155 page 115; Deed Book 18 page 134 and Deed Book 133 page 354 in Probate Office.

Right of way granted to Shelby County by instrument recorded in Deed Book 135 page 193 and Deed Book 237 page 385 in Probate Office.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 16 page 391 in Probate Office.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 235 page 633 in Probate Office.

Mineral and mining rights are not insured.

Petition for vacation of subdivision as set out in Real 42 page 286 in the Probate Office of Shelby County, Alabama.

The property described herein does not constitute the homestead of either of the Grantors, nor that of their spouses, neither is it contiguous thereto.

Dated: Aug 31, 1990

Richard Anderson
Richard Anderson

Terry Arnold
Terry Arnold

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

90 SEP -7 AM. 8: 58

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

| | |
|------------------|----------|
| 1. Deed Tax | \$ 2.00 |
| 2. Imp. Tax | \$ |
| 3. Recording Fee | \$ 5.00 |
| 4. Notary Fee | \$ 3.00 |
| 5. ... | \$ |
| 6. ... | \$ |
| 7. ... | \$ 1.00 |
| Total | \$ 11.00 |