

This form furnished by:

Cahaba Title, Inc.

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2066

This instrument was prepared by:
(Name) Richard C. Shuleva, Attorney
(Address) P.O. Box 607
Pelham, AL 35124

Send Tax Notice to:
(Name) Linda J. Ronk
(Address) 3409 Charing Wood Lane
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$500

That in consideration of One Dollar (\$1.00) & other good & valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John D. Minshew, a divorced man, and Linda J. Minshew Ronk, a married woman, formerly husband and wife,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Linda J. Ronk, a married woman, in trust for Charlie McKinley Maher Minshew and Stephen Arthur Minshew

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby

County, Alabama, to-wit:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 20 South, Range 4 West, and run South on the East line of said 1/4-1/4 Section a distance of 330.00 feet, thence turn right 54 deg. 06 min. and run Southwesterly a distance of 178.64 feet, thence turn right 77 deg. 38 min. and run Northwesterly a distance of 426.91 feet to the Southeasterly right-of-way line of the Southern Railroad for the point of beginning, thence turn left 99 deg. 26 min. 30 sec. and run Southwesterly along the Southeasterly right-of-way line of said railroad a distance of 222.64 feet, thence turn left 90 deg. 00 min. and run Southeasterly along the Southeasterly right-of-way line of said railroad a distance of 40.00 feet, thence turn right 90 deg. 00 min. and run Southwesterly along the Southeasterly right-of-way line of said railroad a distance of 203.52 feet to a point on the South bank of a creek; the center line of said creek being the Southwesterly and Southeasterly property line of herein described property; thence turn left 96 deg. 23 min. 30 sec. at said point on the South bank of said creek and run in a Southeasterly direction from a line that generally follows the meanderings of a said creek a distance of 306.56 feet, thence turn left 72 deg. 14 min. and run Northeasterly along the meanderings of said creek a distance of 268.60 feet, thence turn right 10 deg. 26 min. and run Northeasterly along the meanderings of said creek a distance of 63.25 feet, thence turn left 102 deg. 22 min. and run Northwesterly a distance of 426.91 feet to the point of beginning, containing 2.6 acres.

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Subject to existing easements, restrictions, limitations, rights-of-way, if any of record.

The legal description set out herein was furnished to preparer by the grantors herein without the benefit of survey or title search.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of April, 1991
STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
91 APR 29 PM 2:01
Subscribed and sworn to before me this 26th day of April, 1991
Fee 2.50 (Seal)
Ins. 3.00
Cert. 1.00 (Seal)
7.00 (Seal)
John D. Minshew (Seal)
Linda J. Minshew Ronk (Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Minshew, a divorced man, and Linda J. Minshew Ronk, a married woman, formerly husband and wife, 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 26th day of April, 1991

My Commission Expires: 0-5-92

James Roper
Notary Public