

This instrument was prepared by

Send Tax Notice To: Edward E. Angwin
name
1705 Petal Fall Drive
address
Birmingham, AL 35242

(Name) Anthony D. Snable, Attorney
(Address) 2700 Highway 280 South, Suite 101
Birmingham, AL 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand and no/100 -----DOLLARS

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

Richard B. Ryel and wife, Patricia A. Ryel

(herein referred to as grantors) do grant, bargain, sell and convey unto
Edward E. Angwin and Elizabeth B. Angwin

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
BY REFERENCE.

Subject to:

1. Advalorem taxes for the current tax year 1992.
2. Easements, restrictions and reservations of record.

\$37,500.00 of the purchase price recited above was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1992-09096

05/21/1992-09096
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.50

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 18th
day of May, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Richard B. Ryel (Seal)
Richard B. Ryel
Patricia A. Ryel (Seal)
Patricia A. Ryel (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Richard B. Ryel and wife, Patricia A. Ryel
whose name 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 18th day of May, A. D., 19 92

Anthony D. Snable
My Commission Expires: 10-21-95

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Part of the SW 1/4 of the NE 1/4 of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama; and being more particularly described as follows: From the NW corner of said SW 1/4 of the NE 1/4, run in an easterly direction along the North line of said 1/4-1/4 Section for a distance of 410.31 feet to an existing iron pin, being point "A"; thence turn an angle to the right of 90 degrees and run in a southerly direction for a distance of 445 feet, more or less, to the centerline of Cahaba River, being the point of beginning; thence turn an angle to the right of 180 degrees and run in a northerly direction along the last described line for a distance of 445 feet, more or less, to point "A"; thence turn an angle to the right of 90 degrees and run in an easterly direction along the North line of said 1/4-1/4 Section for a distance of 500 feet, more or less, to the centerline of the existing Cahaba River; thence run in a southwesterly direction along the centerline of said Cahaba River for a distance of 668 feet, more or less, to the point of beginning. LESS AND EXCEPT any portion lying in the Cahaba River.

Richard B. Ryel
Patricia A. Ryel

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