

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of FIFTY EIGHT THOUSAND (\$58,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DREW DAVID BARDEN and CONNIE REGINA BARDEN, husband and wife (herein referred to as grantor) do grant, bargain, sell and convey unto DAVID BRENT RYDER and TERESA C. RYDER the following described real estate situated in Shelby County, Alabama:

See Exhibit "A" for legal description.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, rights of way, and 1993 taxes which are a lien but not yet due and payable. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

\$58,725.00 of the purchase price is from a purchase money 1st mortgage.

And I do for myself and for my executor and administrator covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 18th day of JUNE 1993.

Drew David Barden
DREW DAVID BARDEN

Connie Regina Barden
CONNIE REGINA BARDEN

State of Alabama
Jefferson County

I, MARK E. TIPPINS a Notary Public in and for said County, in said State, hereby certify that DREW DAVID BARDEN and CONNIE REGINA BARDEN 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 18th day of JUNE 1993.

Notary Public:

Mark E. Tippins

My commission expires: 7-23-1993.

Prepared by: Mark E. Tippins 14 Office Park Circle #105
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: David B. RYDER 811 8th Street S.W. Alabaster,
Alabama 35007

Inst # 1993-19131

06/30/1993-19131
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00

LEGAL DESCRIPTION

EXHIBIT A

Begin at the Southeast corner of Lot 8 in Block 1 of Nickerson Survey on Helena Road, as recorded in Map Book 3, page 116, in the Probate Office of Shelby County, Alabama, and run in a Northerly direction along the East line of said Lot 8 in Block 1 for a distance of 463 feet to the point of beginning of the North portion of Lot 8 herein described; from said point of beginning continue in a Northerly direction along East line of Lot 8 for a distance of 184 feet; thence run in a Westerly direction along the North line of Lot 8 for a distance of 100 feet; thence run in a Southerly direction along West line of Lot 8 for a distance of 182 feet; thence run in an Easterly direction parallel with the North line of Lot 8 for a distance of 100 feet to said point of beginning of North portion of Lot 8 in Block 1 as described; lying and being in Block 1 of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21, Range 3 West, according to the Map of Nickerson Survey on Helena Road, as recorded in Map Book 3, page 116, in the Probate Office of Shelby County, Alabama.

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