

This Instrument Prepared By: Theresa A. Tkacik-Attorney At Law  
2162 Highway 31 South  
Pelham, Alabama 35124

Send Tax Notice To:  
James and Paula Ridgeway

09/28/1994-29495  
11:43 AM CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty-Seven Thousand Five Hundred Dollars and No/100's (\$27,500.00) to the undersigned grantor or grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, we, Joseph P. Sanders, Jr., and wife Helen G. Sanders (herein referred to as grantors), do grant, bargain, sell and convey unto James S. Ridgeway, and wife, Paula B. Ridgeway, (herein referred to as grantees), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: Taxes for 1994 and subsequent years.  
SUBJECT TO: Easements, restrictions, covenants, Right-of-ways, permits, and building set back line(s) of record.  
SUBJECT TO: Liens, encumbrances, defects, and claims of record.  
SUBJECT TO: Mineral and mining rights and privileges of record.

Twenty-Seven Thousand Dollars and No/100's (\$27,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 fees 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 we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we and 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 hands and seals this 26th day of SEPTEMBER, 1994.

Joseph P. Sanders, Jr.  
Joseph P. Sanders, Jr.

Helen G. Sanders  
Helen G. Sanders

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County in said State hereby certify that Joseph P. Sanders, Jr. and Helen G. Sanders whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and Official Seal this 26th day of September, 1994.

Theresa A. Tkacik  
09/28/1994-29495  
11:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
MY COMMISSION EXPIRES SEPTEMBER 16, 1997  
003 MCD 14.50

Inst # 1994-29495

## EXHIBIT "A"

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said Northwest Quarter of Northwest Quarter and run thence in a westerly direction along the South line of said quarter-quarter section for a distance of 290.00 feet to the point of beginning; Thence continue in a Westerly direction along said South line of said quarter-quarter section a distance of 376.03 feet; Thence turn an angle to the right of 90 deg. 00 min. and run in a Northerly direction a distance of 600.95 feet to the Southerly right-of-way line of an easement for ingress and egress, said Southerly right-of-way line forming a curve to the left with a radius of 50 feet and a central angle of 44 deg. 22 min. 48 sec. and being concave Northwest, said last described course being radial to said curve; Thence run in a Northeasterly direction along the arc of said curve a distance of 38.73 feet to a point of compound curve; Thence from said point of compound curve run along the arc of a second curve to the left a distance of 44.53 feet, said second curve being to the left and concave Northwestward and having a radius of 149.83 feet and a central angle of 17 deg. 01 min. 40 sec.; Thence run in an Easterly direction a distance of 226.03 feet; said 226.03 foot line forming an interior angle of 126 deg. 46 min. 36 sec. with the chord subtending the second curve previously mentioned; Thence turn and angle to the right of 81 deg. 56 min. 09 sec. and run in a Southerly direction a distance of 655.27 feet to the point of beginning.

And also, Grantor herein grants a 30 foot wide easement for access from the West across the parcel bounded on the north by the north line of this parcel extended to the west, being more particularly described as follows: Begin at the Northeast corner of the above described parcel and run in a southerly direction along the east boundary of this parcel for a distance of 30.3 feet, thence turn an angle of 81 deg. 55 min. 42 sec. and run in a westerly direction a distance of 172 feet, more or less, to the point of intersection with the east side of a cul-de-sac easement whose description is recorded in Book 353, Page 150, Exhibit "A", Parcel 3, thence turn right and run in a Northerly direction along the boundary of said cul-de-sac to the point of intersection with the North boundary of parcel herein conveyed, thence turn right and run along said boundary line a distance of 226.03 feet, more or less, to the point of beginning.

Also conveyed are easements for ingress and egress over the following described parcels of property, hereinafter described as Parcel 1 and Parcel 3, and as contained in the agreement between Robert and Betty Milam and Joseph P Sanders, Helen G. Sanders, Edward B. Blackerby, and Joyce Blackerby, as recorded in Deed Book 352, Page 983, in the Probate Office of Shelby County, Alabama, hereinafter described as Parcel 2. Said easements shall run with the land.

### PARCEL 1:

Description of a parcel of land situated in the SW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, ALabama, and being more particularly described as follows:

From the Southeast corner of the SW 1/4 of the SW 1/4 run therein a Westerly direction along the South line of said quarter-quarter section a distance of 847.45 feet to the point of beginning of the parcel herein described; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Northerly direction a distance of 26.17 feet to the Southerly right-of-way line of Shelby County Highway #13; thence turn an angle to the left of 118 deg. 22 min. 44 sec. and run in a Southwesterly direction along said Southerly right-of-way line a distance of 55.06 feet to the South line of said quarter-quarter section; thence turn and angle to the left 151 deg. 37 min. 16 sec. and run in an Easterly direction along said South line a distance of 48.44 feet to the point of beginning. Said easement over this parcel shall be 30 feet wide lying North of Parcel 2, herein, and South of right-of-way of Shelby County Highway #13.

### PARCEL 2:

Description of a 30 foot easement for ingress and egress situated in the Northwest Quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, said easement being 15 feet to either side of a centerline which is more particularly described as follows:

EXHIBIT "A" CONTINUED

From the Northwest corner of said Northwest Quarter of Northwest Quarter run thence in an Easterly direction along the North line of said quarter-quarter section for a distance of 475.29 feet to the point of beginning on the centerline herein described; Thence turn and run in a Southeasterly direction along said centerline on the arc of a curve to the left (the tangent of which describes a clockwise angle with the North line of said quarter-quarter section 87 deg. 53 min. 40 sec.), said curve having a radius of 218.31 feet, a central angle of 47 deg. 02 min. 12 sec. and being concave Northeasterly for a distance of 179.21 feet to the point of tangency of said curve; Thence continue to run along said centerline in a Southeasterly direction tangent to said curve a distance of 82.54 feet to the point of beginning of a curve to the right; Thence continue to run in a Southeasterly direction along said centerline on the arc of said curve to the right, said curve having a radius of 349.74 feet, a central angle of 31 deg. 54 min. 47 sec. and being concave Southwesterly, for a distance of 194.80 feet to the point of tangency of said curve; Thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 156.32 feet to the point of beginning of a turnaround easement for ingress and egress, said point being the end of the 30 foot wide easement herein described.

PARCEL 3:

Beginning at the Southeasterly terminus of the centerline of a 30.00 foot wide easement hereinabove described in Parcel 2; Thence turning a clockwise angle of 90 deg. 00 min. 00 sec. from the last Southeasterly 156.32 feet call of said centerline description and running Northeasterly with the end of Parcel Two (2) 15.00 feet to a point of a curve on the right-of-way line of the aforesaid turnaround for purposes of ingress and egress; Thence turning along said right-of-way line on the arc of a curve to the right, said curve being tangent to said Parcel 2, having a radius of 149.83 feet, a central angle of 58 deg. 39 min. 52 sec., and being concave Northwesterly, for a distance of 153.41 feet to a point of compound curve; Thence running along said right-of-way line on the arc of said second curve to the right, said curve having a radius of 50.00 feet, a central angle of 243 deg. 51 min. 20 sec. and being concave Easterly, for a distance of 212.80 feet to a point of reverse curve; Thence running along said right-of-way on the arc of said reverse curve to the left, said curve having a radius of 25.00 feet, a central angle of 109 deg. 05 min. 17 sec. and being concave Northwesterly, a distance of 47.60 feet to a point of compound curve; Thence running along said right-of-way line on the arc of said compound curve to the left, said curve having a radius of 119.83 feet, a central angle of 13 deg. 25 min. 55 sec. and being concave Westerly, a distance of 28.09 feet to a point located at the end of the Westerly right-of-way line of the aforesaid 30.00 foot wide easement hereinabove described in Parcel 2; Thence turning and leaving said right-of-way line of said turnaround on a line being radial thereto and running in a Northeasterly direction, with the end of said 30.00 foot easement described in said Parcel 2 for a distance of 15.00 feet to the point of beginning.

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