

**SEND TAX NOTICE TO:**

Mr. & Mrs. Jimmie Ryan  
2300 Highway 119, South  
Montevallo, AL 35115

Inst # 1995-08397

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
3000 Riverchase Galleria, Suite 490  
Birmingham, Alabama 35244

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FOUR HUNDRED THOUSAND AND NO/100.....(\$400,000.00)....Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **KEITH W. VEIGAS, JR. and CAROL T. VEIGAS, Husband and Wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **JIMMIE RYAN and CHRISTA F. RYAN, Husband and Wife** (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 long legal description.

Subject to:

1. Property taxes for 1995 and subsequent years, not yet due and payable.
2. Title to all minerals within & underlying the premises, together with all mining rights & other rights, privileges & immunities relating thereto as recorded in Real Volume 268, Page 862.

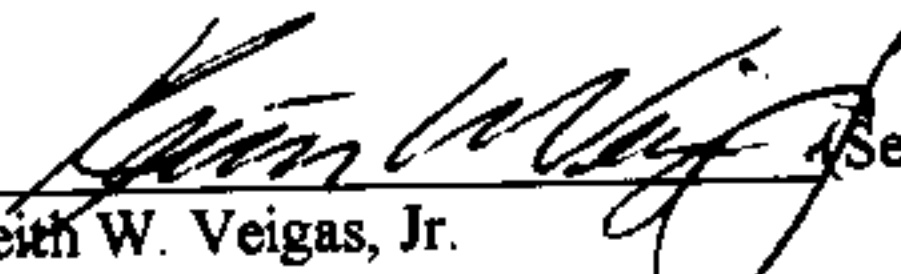
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee 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.

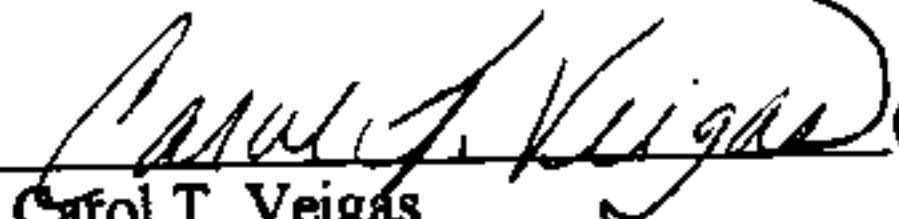
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will 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.

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04/03/1995-08397  
12:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 413.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of March, 1995.

 (Seal)  
Keith W. Veigas, Jr.

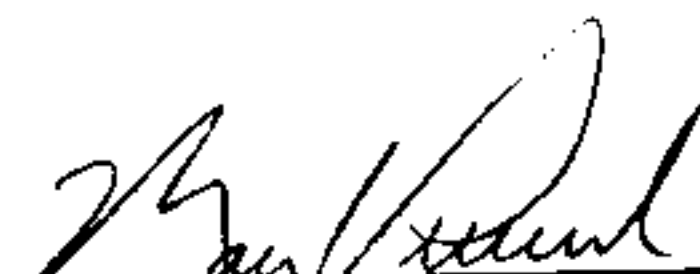
 (Seal)  
Carol T. Veigas

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Keith W. Veigas, Jr. and Carol T. Veigas, Husband and Wife, 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 March, 1995.


  
Notary Public


NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES NOV. 5, 1995.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

A parcel of land situated part in the SW 1/4 of Section 15, and part in the SE 1/4 of Section 16 and all in Township 22 South, Range 3 West, described as follows:

Commence at the SW corner of Section 15 and go North 1 degree 04 minutes West along the West boundary of said Section 2,303.50 feet to the East boundary of Alabama Highway No. 119, and the point of beginning; thence North 42 degrees 21 minutes East along this boundary 323.12 feet; thence South 60 minutes 46 seconds East for 2,062.20 feet; thence South 4 degrees 41 minutes East for 25.75 feet to the center line of Shoal Creek; thence along this center line South 70 degrees 27 minutes West for 222.40 feet; thence South 51 degrees 58 minutes West for 136.89 feet; thence South 49 degrees 02 minutes West for 186.31 feet; thence North 63 degrees 08 minutes West for 522.76 feet; thence North 61 degrees 25 1/2 minutes West for 397.10 feet; thence North 70 degrees 58 1/2 minutes West for 478.25 feet; thence North 58 degrees 47 minutes West for 563.80 feet to East boundary of Highway No. 119 and a point on a curve to the left having a central angle of 1 degree 24 minutes, a radius of 4,623.75 feet and subtended by a chord bearing North 43 degrees 45 minutes East for 243.75 feet; thence along this curve 244.0 feet; thence North 42 degrees 21 minutes East for 29.96 feet to the point of beginning; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

  
Keith W. Veigas, Jr

  
Carol T. Veigas

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