

This instrument was prepared by:
(Name) Corley, Moncus & Ward, P.C.
(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

Send Tax Notice To: DAN MATHESON, III
name P.O. BOX 519
HARPERSVILLE, ALABAMA 35078
address

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTEEN THOUSAND AND NO/100-----
-----DOLLARS (\$216,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, MONTA STANDRIDGE, a married person

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DAN MATHESON, III

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

THE PROPERTY CONVEYED HEREBY IS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND
MADE A PART HEREOF.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 1995 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1995.
EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.
LESS AND EXCEPT THAT PART OF THE LAND LYING WITHIN THE RIGHT OF WAY OF THE
COUNTY ROAD.
THE PROPERTY CONVEYED HEREBY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR
HIS SPOUSE.

Inst # 1995-09773

04/14/1995-09773
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SHELBY COUNTY JUDGE OF PROBATE
002 MCO 227.00

\$ 66,350.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.
TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 13th
day of April, 19 95.

(Seal)

(Seal)

(Seal)

Monta Standridge (Seal)
MONTA STANDRIDGE

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
MONTA STANDRIDGE
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 13th day of April, A.D., 19 95

Gene W. Gray, Jr.
Notary Public

Inst # 1995-09773

EXHIBIT "A"

Parcel I

The East 1/2 of the SE 1/4 of Section 8, Township 20 South, Range 2 East, Shelby County, Alabama; being situated in Shelby County, Alabama, described as:

Begin at the SE corner of the East 1/2 of the SE 1/4 of Section 8, Township 20 South, Range 2 East; thence run West along the South line of said 1/4 Section for 1320.29 feet to the SW corner of the East 1/2 of SE 1/4 of said Section; thence 90 deg. 00 min. 22 sec. right run 2643.59 feet to the NW corner of said East 1/2; thence 90 deg. 03 min. 35 sec. right, run 1321.38 feet to the NE corner of said East 1/2; thence 89 deg. 57 min. 50 sec. right, run 2642.08 feet to the point of beginning; being situated in Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II

The South 1/2 of the NE 1/4 of Section 8, Township 20, Range 2 East, being situated in Shelby County, Alabama.

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