

This Instrument was prepared by:
William R. Justice, Atty at Law
P.O. Box 1144
Columbiana, Alabama 35051

Send Tax Notice To:
Paul Y. Yeager
P.O. Box 321
Pelham, Al 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and no/100 Dollars, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **W. PAUL YEAGER and wife, CLARA Y. YEAGER**, (herein referred to as grantors), grants, bargains, sells and conveys unto **PAUL Y. YEAGER and JULIE R. YEAGER** (herein referred to as grantees, as joint tenants with right of survivorship), the following described real situated in **SHELBY** County, Alabama, to-wit:

PARCEL A: A tract of land situated in Section 21, Township 20 South, Range 2 West, being more particularly described as follows: Commence at the NW corner of the NE 1/4 of NE 1/4 of Section 21, Township 20 South, Range 2 West, said corner being a rock pile; thence South 85 deg. 03 min. 15 sec. East 257.22 feet; thence South 42 deg. 53 min. 47 sec. West 808.83 feet to the point of beginning; thence North 90 deg. 00 min. 00 sec. West 600.00 feet; thence South 44 deg. 40 min. 34 sec. West 506.41 feet; thence South 90 deg. 00 min. 00 sec. East 600.00 feet; thence North 51 deg. 12 min. 40 sec. East 106.32 feet; thence North 47 deg. 23 min. 06 sec. East 146.70 feet; thence North 31 deg. 06 min. 47 sec. East 85.71 feet; thence North 45 deg. 02 min. 00 sec. East 170.94 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL B: A tract of land situated in the NW 1/4 of Section 21, Township 20 South, Range 2 West, being more particularly described as follows: Commence at the NE corner of Lot 35 Weatherly, as recorded in Map Book 13, page 1 in the Office of the Judge of Probate, Shelby County, Alabama for the point of beginning; thence run West along South line of said Lot 35, 350 feet to the East line of the Norman and Jewel Brasher property;

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thence North and along East line of said Brasher property run 480.0 feet; thence East and run 320 feet, more or less, to the centerline of a private 15 foot easement; thence Southeasterly along said centerline run 340 feet, more or less; thence Southwesterly and continue along said centerline run 500 feet, more or less; thence West 25 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

ALONG, with a 15 foot easement with 7.5 feet lying each side of the following described line: Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 2 West, said corner being a rock pile; thence South 85 deg. 03 min. 15 sec. East 257.22 feet; thence South 42 deg. 53 min. 47 sec. East 808.83 feet to the point of beginning; thence South 45 deg. 02 min. 00 sec. West 170.94 feet; thence South 31 deg. 06 min. 47 sec. West 85.71 feet; thence South 47 deg. 23 min. 06 sec. West 146.70 feet; thence South 51 deg. 12 min. 40 sec. West 106.32 feet; thence 49 deg. 45 min. 18 sec. West 132.47 feet; thence South 42 deg. 13 min. 42 sec. West 93.20 feet; thence South 36 deg. 14 min. 32 sec. West 114.76 feet; thence South 48 deg. 31 min. 39 sec. West 168.84 feet; thence South 25 deg. 24 min. 33 sec. West 131.72 feet; thence South 76 deg. 59 min. 24 sec. West 109.56 feet; thence South 28 deg. 28 min. 45 sec. West 136.86 feet; thence South 17 deg. 00 min. 45 sec. West 97.98 feet; thence South 84 deg. 23 min. 28 sec. West 41.61 feet; thence North 18 deg. 13 min. 08 sec. West 80.87 feet; thence North 7 deg. 13 min. 32 sec. West 43.17 feet; thence North 9 deg. 23 min. 23 sec. East 250.08 feet; thence North 2 deg. 19 min. 35 sec. West 134.10 feet; thence North 32 deg. 44 min. 39 sec. West 106.36 feet; thence South 54 deg. 36 min. 19 sec. West 56.20 feet; thence South 4 deg. 40 min. 51 sec. West 92.15 feet; thence South 33 deg. 25 min. 48 sec. West 148.44 feet; thence South 44 deg. 36 min. 42 sec. West 91.41 feet; thence South 56 deg. 17 min. 54 sec. West 205.72 feet; thence South 63 deg. 00 min. 00 sec. West 187.19 feet; thence South 45 deg. 06 min. 45 sec. West 195.51 feet; thence South 81 deg. 46 min. 13 sec. West 46.34 feet; thence North 50 deg. 31 min. 54 sec. West 138.91 feet; thence North 70 deg. 14 min. 13 sec. West 48.62 feet; thence South 7 deg. 43 min. 20 sec. West 43.30 feet; thence South 3 deg. 58 min. 21 sec. East 329.54 feet; thence South 75 deg. 40 min. 13 sec. West 157.35 feet; thence North 88 deg. 58 min. 04 sec. West 194.72 feet; thence South 79 deg. 53 min. 22 sec. West 93.83 feet; thence South 59 deg. 48 min. 44 sec. East 170.86 feet; thence South 72 deg. 36 min. 58 sec. East 117.93 feet; thence South 68 deg. 08 min. 05 sec. East 44.01 feet; thence South 27 deg. 29 min. 53 sec. West 38.08 feet; thence South 56 deg. 11 min. 10 sec. West 121.04 feet; thence South 40 deg. 15 min. 14 sec. West 196.79 feet;

thence South 47 deg. 06 min. 22 sec. West 203.48 feet;
thence South 45 deg. 01 min. 48 sec. West 267.99 feet;
thence South 45 deg. 36 min. 42 sec. West 148.27 feet;
thence South 60 deg. 03 min. 25 sec. West 64.12 feet;
thence South 77 deg. 35 min. 43 sec. West 81.61 feet to
the end of said easement being a point on the centerline
at end of pavement - King's Crest Lane.

PARCEL C: A parcel of land situated in the NE 1/4 of of
the NE 1/4 of Section 21, Township 20 South, Range 2
West, and being more particularly described as follows:
Begin at the NE corner of the NE 1/4 of the NE 1/4 of
Section 21, Township 20 South, Range 2 West, said point
being the point of beginning; thence South 3 deg. 55 min.
25 sec. West along the Easterly boundary of said 1/4 -
1/4 Section a distance of 787.22 feet; thence North 85
deg. 44 min. 51 sec. West a distance of 1296.25 feet;
thence North 3 deg. 41 min. 22 sec. East along the
Westerly boundary of said 1/4 - 1/4 Section a distance of
802.98 feet to the NW corner of said 1/4 - 1/4 Section;
thence South 85 deg. 03 min. 15 sec. East along the
Northerly boundary of said 1/4 - 1/4 Section a distance
of 1299.68 feet to the point of beginning; being situated
in Shelby County, Alabama.

**THIS DEED IS GIVEN TO CORRECT THE ERRONEOUS DEFECTS
CONTAINED IN THOSE CERTAIN DEEDS RECORDED IN REAL 387,
PAGE 793 AND IN REAL 387, PAGE 792, ALL IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD to the said grantees, as joint tenants
with right of survivorship.

And we do, for ourselves and for our heirs, executors and
administrators, covenant with 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 stated above; that we have a good right to shall 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.

IN WITNESS WHEREOF, we have hereunto our hands and seals this

23 day of Feb, 1996.

W. Paul Yeager
W. Paul Yeager

Clara Y. Yeager
Clara Y. Yeager

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that W. Paul Yeager and wife, Clara Y. Yeager, 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 23rd day of February, 1996.

Robert S. Bagan
Notary Public
My Commission Expires: 11-96

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