

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON
FRANK L. NELSON, DDS, JD, PC
389 Shades Crest Road
Birmingham, AL 35226

RYAN W. LAWYER
CELESTE L. LAWYER
229 Primrose Drive
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100'S--- DOLLARS (\$ 79,900.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, CHRISTOPHER T. WIDEMAN AND WIFE, RHONDA L. WIDEMAN, hereinafter referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto RYAN W. LAWYER AND WIFE, CELESTE L. LAWYER, hereinafter referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest Corner of the West 1/2 of the East 1/2 of the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West for the point of beginning; thence in a Northerly direction along the West Line of said West 1/2 and run a distance of 100.0 feet; thence turn an angle of 90 degrees 54 minutes to the right a distance of 331.4 feet to the East Line of the above said West 1/2 of East 1/2 of the NW 1/4 of the NE 1/4; thence turn an angle of 89 degrees 06 minutes to the right for a distance of 100.0 feet; thence turn an angle of 90 degrees 54 minutes to the right for a distance of 331.4 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except the East 150 feet of subject property.

Minerals and mining rights excepted.

\$79,709.00 OF THE CONSIDERATION STATED HEREINABOVE IS BEING PAID FROM THE PROCEEDS OF A MORTGAGE BEING FILED SIMULTANEOUSLY HERewith.

Subject to:

1. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record
2. 1997 taxes, a lien not yet due and payable.

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TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28TH day of MARCH, 1997.

ATTEST:


CHRISTOPHER T. WIDEMAN


RHONDA L. WIDEMAN

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHRISTOPHER T. WIDEMAN AND WIFE, RHONDA L. WIDEMAN, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 28TH day of MARCH, 1997.


Notary Public

My Commission Expires: 2-5-99

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