

WARRANTY DEED

State of Alabama)  
Shelby County )

Know All Men By These Presents:

That in consideration of TEN and 00/100 DOLLARS (~~\$10.00~~ <sup>3,500.00</sup>), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, Milford Stumpf, a married man and Ralph Pearce, a married man, (herein referred to as "Grantors", whether one or more than one), grant, bargain, sell, and convey unto Kelvin O. Ryans and Tammy C. Ryans, (herein referred to as "Grantees"), for and during their joint lives as joint tenants 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 lot in the N 1/2 of the NE 1/4 of the SW 1/4 of Section 17, Township 22 South, Range 3 West, described as follows: Beginning at the SW corner of the said N 1/2 of the NE 1/4 of the SW 1/4 of Section 17, Township 22 South, Range 3 West and run East to the right of way of the Montevallo-Dogwood public road a distance of 95 feet, more or less; thence in a Northerly direction along West right of way line of said road a distance of 235 feet; thence in a Westerly direction a distance of 198 feet; thence in a Southerly direction a distance of 361 feet to the point of beginning. Exception highway right of way. Situated in Shelby County, Alabama.

Subject to Advalorem taxes for the years , and thereafter; covenants, restrictions, easements, and rights of way of record.

The grantors certify that not part of the herein described property conveyed is part of their homestead, nor that of their spouses.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 12<sup>th</sup> day of September, 1997.

Milford Stumpf (Seal)  
Milford Stumpf

Ralph Pearce (Seal)  
Ralph Pearce

State of Alabama )  
Jefferson County )

12/10/1997-40224  
11:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph Pearce, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 12<sup>th</sup> day of September, 1997.

[Signature]  
Notary Public  
My commission expires:

State of Alabama )  
Jefferson County )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Milford Stumpf whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 12<sup>th</sup> day of September, 1997.

[Signature]  
Notary Public  
My commission expires: 5-15-01

This Instrument was prepared by:

Larry R. Newman, Attorney at Law  
3141 Lorna Road, Birmingham, Alabama 35216

Inst # 1997-40224