

CORPORATION FORM WARRANTY DEED

JOINT FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, **SunBelt Sod Farm, Inc.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Monta Standridge** and wife, **Emma B. Standridge** (herein 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,

Begin at the NW corner of Section 21, Township 20 South, Range 2 East; thence run East along the North line of said section for 123.06 feet to the Northwesterly R/W of Shelby County Highway #76; thence 154 deg. 46' right run Southwesterly along said R/W for 134.88 feet to a curve to the left (having a central angle of 24 deg. 06' 18" and a radius of 794.98 feet); thence run along said curve and R/W for 334.46 feet; thence 54 deg. 53' 30" right from tangent of said curve run Westerly for 100.0 feet to the Easterly R/W of Alabama State Highway #25 and a curve to the right (having a central angle of 4 deg. 11' 15" and a radius of 3451.4 feet); thence 90 deg. 00' right to tangent of said curve run Northerly along said R/W and curve for 249.84 feet to the North line of the NE1/4 of Section 20, Township 20 South, Range 2 East; thence 80 deg. 04' 07" right from tangent of said curve run 329.60 feet to the Point of Beginning. Containing 1.4 Acres more or less.

Title not examined by Preparer.

Descriptin from Survey by Simmons Surveying dated August 5, 1993.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives 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 said GRANTOR 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 it is free from all encumbrances, unless other wise noted, that it has a good right to sell and convey the same as aforesaid, and 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, the said GRANTOR, by its President, Monta Standridge, who is authorized to execute this conveyance, has hereunto set its signature and seal this the 28th day of

January, 1998.

SunBelt Sod Farm, Inc.
a corporation

BY:

Monta Standridge
Its President

02/09/1998-04409
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.00

Inst # 1998-04409

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Monta Standridge, whose name as President of SunBelt Sod Farm, Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of said conveyance, he, as such officer and with authority, executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of January, 1998.

Sudith A. Lanender
NOTARY PUBLIC
My Commission Expires: 9/25/99

This document prepared by:
Monta Standridge
Childersburg, Alabama 35044

Please send tax notice to:
Monta and Emma Standridge
59 Woodside Street
Childersburg, Alabama 35044

Inst # 1998-04409

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