

SEND TAX NOTICE TO:

(Name) Stanley Ryan(Address) 475 Hwy. 47Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-6 Rev. 6/83

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

EIGHTY TWO THOUSAND AND NO/100 -----(\$82,000.00) DOLLARS

That in consideration of

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Michael Thomas Decker and wife, Dalene C. Decker

(herein referred to as grantors) do grant, bargain, sell and convey unto

Stanley Ryan and wife, Pattie T. Ryan,

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See attached Exhibit "A" for Legal Description.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

\$64,600.00 of the above recited purchase price has been paid from a mortgage recorded simultaneously herewith.

Inst # 1998-17088

05/11/1998-17088
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 28.50

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th

day of May 1998.

WITNESS:

(Seal)

(Seal)

(Seal)

Michael Thomas Decker (Seal)
Michael Thomas Decker

(Seal)

(Seal)

Dalene C. Decker (Seal)
Dalene C. Decker

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority

hereby certify that Michael Thomas Decker and Dalene C. Decker whose names are signed to the foregoing conveyance, and who they are on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 7th day of May

98 A.D. 19

My Commission Expires: 10/16/2000

Notary Public

1998-17088
1551

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section a distance of 394.5 feet; thence turn an angle to the right of 80° deg. 35 min. and run 2981.6 feet; thence turn an angle to the right of 8 deg. 46 min. and run 1368.2 feet; thence turn an angle to the right of 28 deg. 26 min. and run 257.2 feet; thence turn an angle of 145 deg. 19 min. to the left and run 50.0 feet to the point of beginning of the parcel herein described, said point being a 1.75 inch capped pipe; thence continue along the last described course for 248.30 feet to a point; thence turn an angle of 90 deg. to the right and run 187.00 feet to a point, being a point on the East right of way line of County Highway No. 47; thence turn an angle of 91 deg. 48 min. 18 sec. to the right and run Northerly along said right of way of County Highway No. 47 along a curve to the left, having a radius of 5374.65 feet and central angle of 3 deg. 11 min. 18 sec. for an arc distance of 299.08 feet to a point, being a 1.5 inch pipe; thence turn an angle of 106 deg. 39 min. to the right, from the tangent to the curve and leaving said right of way run 192.7 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NW 1/4, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

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