

This instrument was prepared by:
Conwill & Justice
P.O. Box 1144, Columbiana, AL 35051

Grantees' Address:

LIMITED LIABILITY COMPANY WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars, (\$1.00), to the undersigned Grantor, T & R Properties, LLC, a limited liability company, (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 Thomas R. Vigneulle and Virginia S. Vigneulle (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:

A parcel of land in the SW 1/4 of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the SW corner of NW 1/4 of Section 20, Township 20 South, Range 2 East; thence run Easterly along the South line thereof for 480.30 feet to the point of beginning; thence continue along the last described course for 348.50 feet; thence 90 deg. 9 min. 3 sec. left run Northerly for 500.00 feet; thence 89 deg. 50 min. 57 sec. left run Westerly for 348.50 feet; thence 90 deg. 9 min. 3 sec. left run Southerly for 500.80 feet to the point of beginning; being situated in Shelby County, Alabama.

A 50 foot non-exclusive easement, the centerline of which being more particularly described as follows: Commence at the SW corner of NW 1/4 of Section 20, Township 20 South, Range 2 East, thence run Easterly along the South line thereof for 480.30 feet; thence 90 deg. 9 min. 3 sec. left run Northerly for 362.81 feet to the point of beginning; thence 89 deg. 50 min. 57 sec. left run Westerly for 440.80 feet to the point of ending; being situated in Shelby County, Alabama.

Subject to:

1. Right-of-way granted to Shelby County by instrument recorded in Deed Book 256 page 898 in the Probate Office of Shelby County, Alabama.
2. Flood rights acquired by Alabama Power Company as shown by Deed Book 240 pages 462 and 464 in the Probate Office of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
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3. Rights of others to use access easement described above.

This instrument is executed as required by the Articles of Organization and Operating Agreement of Grantor, and the same have not been modified or amended.

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 they are free from all encumbrances, 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 members, Thomas R. Vigneulle and Richard H. Vigneulle, who are authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of April, 1999.

T & R Properties, LLC

By Richard H. Vigneulle
Richard H. Vigneulle, as its member

By Thomas R. Vigneulle
Thomas R. Vigneulle, as its member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas R. Vigneulle and Richard H. Vigneulle, whose names as members of T & R Properties, a limited liability company, 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, as such members and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 8th day of April, 1999.



William R. Justice
Notary Public

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11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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