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This instrument was prepared by:  
(Name) W. Paul Yeager  
(Address) P.O. Box 67  
Pelham, Al 35124

Send Tax Notice to:  
(Name) Jill Yeager  
(Address) P.O. Box 67  
Pelham, al 35124

**WARRANTY DEED**

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00 (one dollar) and other consideration 570.00 DOLLARS  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
W. PAUL YEAGER AND WIFE CLARA Y. YEAGER  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto C. Jill Yeager

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

**Exhibit "A" Attached**

Inst # 1999-45403

11/04/1999-45403  
08:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 01 11.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20<sup>th</sup>  
day of November, 1998.

W. Paul Yeager (Seal) \_\_\_\_\_ (Seal)  
Clara Y. Yeager (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Shelby County } General Acknowledgment

I, JAMES F. BURFORD III, a Notary Public in and for said County, in said State, hereby certify that W. PAUL YEAGER AND WIFE CLARA Y. YEAGER, whose name(s) ALL signed in the foregoing conveyance, and who ALL known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of NOVEMBER, 1998.  
3.1.2002  
My Commission Expires: \_\_\_\_\_  
Notary Public [Signature]

## Exhibit "A"

### Legal Description

All in section 21, Township 20 south, Range 2 West in Shelby County, Alabama.

The N.W. Diagonal  $\frac{1}{2}$  of the N.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of the N/E  $\frac{1}{4}$  of said section 21.  
The N.W.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Said Section 21.

Also a parcel of land described as follows: Beginning at the N.W. corner of the N.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Section 21; Thence run S. 3 degrees- 41 minutes - 33 seconds W. a distance of 584.63 ft. to the N.E. corner of property conveyed to John Wynn; Thence run N. 90 degrees - 00 minutes- 00 seconds W. a distance of 622.29 ft. to the N.W. corner of property conveyed to John Wynn; Thence run N.E. 880 .85 ft. to the N.W. Corner of the N.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of section 21. Said point being the point of beginning.

Also a parcel of land described as follows: Commencing at the N.W. corner of the N.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of said sec. 21 run S. 584.63 ft. W. to the N.E. corner of property conveyed to John Wynn and the point of beginning; thence continue along the last course 218.13 ft. to the S.W. corner of the N.W.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of said sec. 21; thence run W. along the S. line of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of said section 21 a distance of 189.52 ft to the easterly line of property conveyed to John Wynn; thence run N. 44 degrees - 30 feet - 30 minutes E. 388+/- ft. to the point of beginning.

Also an ingress/ egress and utility easement described as recorded in Instrument # 1996-06788 in the Office of the Judge of Probate of Shelby County of Alabama.

Less and Except the following described property; a parcel of land situated in the N.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  Section 21, Township 20 South, Range 2 West Shelby County, Alabama and being more particularly described as follows:

Commence at the N.W. corner of the N.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of said section 21; Thence run along the north line of said quarter quarter S. 85 degrees - 03 minutes - 15 seconds E. for a distance of 203.19 ft to point being the point of beginning; thence run S. 85 degrees - 03 minutes - 15 seconds E. for a distance of 100 ft. to a point; thence run S. 04 degrees - 56 minutes - 45 seconds W. a distance of 100 ft. to a point thence run N. 85 degrees - 03 minutes - 15 seconds W. a distance of 100 ft. to a point; thence run N. 04 degrees - 56 minutes - 45 seconds E. a distance of 100 ft. to the point of beginning. Said parcel contains 0.23 acres.

Subject to an ingress/ egress and utility easement described as recorded in Instrument No. 1997-11181 in the office of the Judge of Probate of Shelby County

Inst # 1999-45403

11/04/1999-45403  
08:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 11.50

*copy  
C.M. 2/*