

This instrument was prepared by:  
Martin, Rawson & Woosley, P.C.  
#2 Metroplex Drive, Suite 102  
Birmingham, Alabama 35209

SEND TAX NOTICE:

Sandra T. Ridgeway  
596 Signal Valley Trail  
Chelsea, AL 35043

Warranty Deed

State of Alabama

Know All Men By These Presents,

Jefferson County

That in consideration of Nineteen Thousand Eight Hundred Forty Four Dollars NO/100 (\$19,844.00) and other good and valuable consideration

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

**DARRELL R. SUMMERS AND KAREN N. SUMMERS, HUSBAND AND WIFE**

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

**SANDRA T. RIDGEWAY**

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

**FOR LEGAL DESCRIPTION SEE ATTACHED SHEET MARKED EXHIBIT "A"**


GRANTORS HEREBY RESERVE, FOR THE BENEFIT OF THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AN APPURTENANT EASEMENT FOR PUBLIC AND PRIVATE UTILITIES OVER AND ACROSS THE PROPERTY DESCRIBED ABOVE, FOR THE BENEFIT OF GRANTOR'S PROPERTY ADJACENT TO THE PROPERTY CONVEYED TO GRANTEE. GRANTORS SHALL HAVE THE RIGHT TO CONNECT OR RUN AND SUCH UTILITIES IN SUCH LOCATION (S) AS MAY BE CONVENIENT TO GRANTORS.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, CURRENT TAXES, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, AND EASEMENT RESERVED IN FAVOR OF GRANTOR, OF RECORD.

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs and assigns forever.

And I (we) do for ourselves and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (we) are lawfully seized in fee simple for 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 aforesaid; that I (we) will and my (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, I have hereunto set my hand and seal this 15TH day of April, 2002.

  
Darrell R. Summers

  
Karen N. Summers

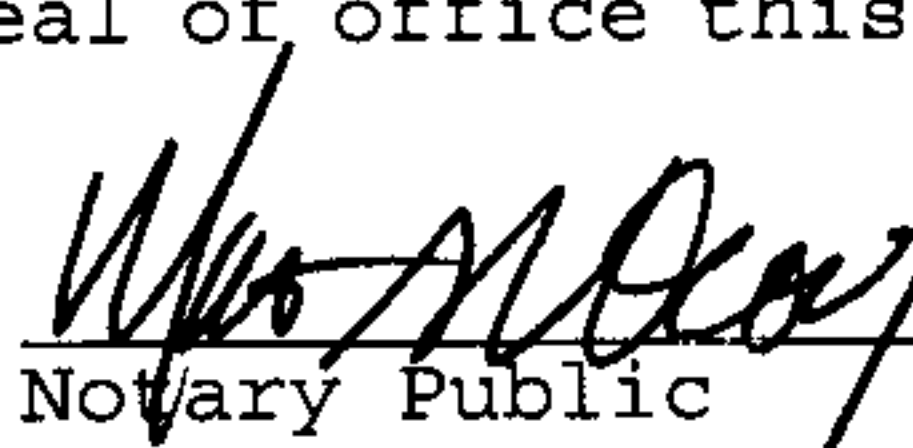
The State of Alabama

Jefferson County

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Darrell R. Summers and Karen N. Summers, Husband and Wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 15th day of April, 2002.

NOTARY PUBLIC STATE OF ALABAMA  
MY COMMISSION EXPIRES: OCTOBER 3, 2004

  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: OCTOBER 3, 2004

04/17/2002-17962  
01:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSR 34.00

Inst # 2002-17962

EXHIBIT "A"

A parcel of land located in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 5/8" rebar in place accepted as the southwest corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 89 deg. 51 min. 26 sec. East along the South boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 400.61 feet to the point of beginning; from this beginning point proceed North 44 deg. 55 min. 34 sec. East for a distance of 436.52 feet; thence proceed South 00 deg. 55 min. 45 sec. West for a distance of 309.67 feet to a 1/2" rebar in place, said point being located on the south boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence proceed North 89 deg. 53 min. 48 sec. West along the south boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 313.29 feet to the point of beginning.

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