

This instrument was prepared by

(Name) Leo Salsar

(Address) 155 Hwy. 32 COLUMBIANA
35051 AL



20021030000536030 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
10/30/2002 15:14:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY }
10.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Leo Salsar Shela Salsar

(herein referred to as grantors) do grant, bargain, sell and convey unto
Reginal D. Riggins Stacey N. Riggins

(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 to-wit:

See Attached

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, 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 30th day of October, 2002

WITNESS:
Leo Salsar (Seal) (Seal)
Shela Salsar (Seal) (Seal)
..... (Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

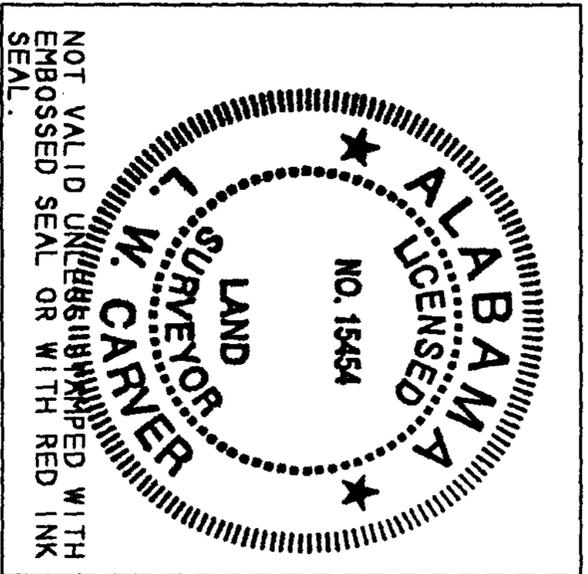
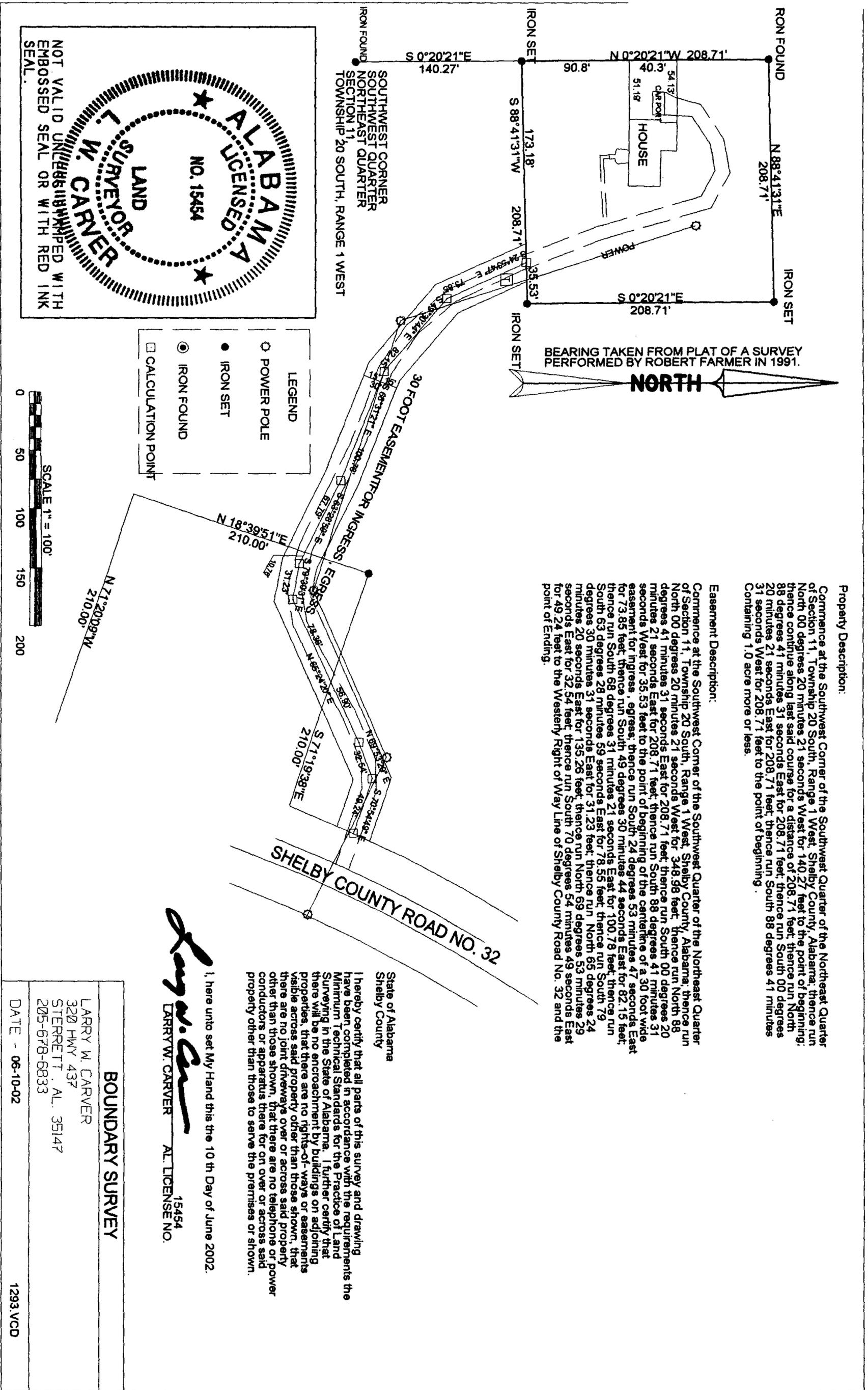
I, Scott J. Hinton, a Notary Public in and for said County, in said State, hereby certify that Leo Salsar and Shela Salsar whose name signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October, A. D., 2002

Form ALA-31

Scott J. Hinton 04/06/04
Notary Public

✓
Reginal D. Riggins
149 Hwy 32
Columbiana, AL 35051



- LEGEND**
- POWER POLE
 - IRON SET
 - IRON FOUND
 - CALCULATION POINT

SCALE 1" = 100'
 0 50 100 150 200

NORTH
 BEARING TAKEN FROM PLAT OF A SURVEY PERFORMED BY ROBERT FARMER IN 1991.

Property Description:
 Commence at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence run North 00 degrees 20 minutes 21 seconds West for 140.27 feet to the point of beginning; thence continue along last said course for a distance of 208.71 feet; thence run North 88 degrees 41 minutes 31 seconds East for 208.71 feet; thence run South 00 degrees 20 minutes 21 seconds East for 208.71 feet; thence run South 88 degrees 41 minutes 31 seconds West for 208.71 feet to the point of beginning.

Easement Description:
 Commence at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence run North 00 degrees 20 minutes 21 seconds West for 140.27 feet; thence run North 88 degrees 41 minutes 31 seconds East for 208.71 feet; thence run South 00 degrees 20 minutes 21 seconds East for 208.71 feet; thence run South 88 degrees 41 minutes 31 seconds West for 208.71 feet to the point of beginning of the centerline of a 30 foot wide easement for ingress, egress; thence run South 24 degrees 53 minutes 47 seconds East for 73.85 feet; thence run South 49 degrees 30 minutes 44 seconds East for 82.15 feet; thence run South 68 degrees 31 minutes 21 seconds East for 100.78 feet; thence run South 63 degrees 28 minutes 59 seconds East for 78.55 feet; thence run South 79 degrees 30 minutes 31 seconds East for 31.23 feet; thence run North 65 degrees 24 minutes 20 seconds East for 135.26 feet; thence run North 69 degrees 53 minutes 29 seconds East for 32.54 feet; thence run South 70 degrees 54 minutes 49 seconds East for 49.24 feet to the Western Right of Way Line of Shelby County Road No. 32 and the point of Ending.

I, here unto set My Hand this the 10th Day of June 2002.
 LARRY W. CARVER
 AL LICENSE NO. 15454

State of Alabama
 Shelby County

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama. I further certify that there will be no encroachment by buildings on adjoining properties, that there are no rights-of-ways or easements visible across said property other than those shown; that there are no joint driveways over or across said property other than those shown; that there are no telephone or power conductors or apparatus there for an over or across said property other than those to serve the premises or shown.

BOUNDARY SURVEY

LARRY W. CARVER
 320 HWY 437
 STERRETT, AL 35147
 205-678-6833

DATE - 06-10-02

1293.VCD