

This instrument was prepared by:
(Name) W. Paul Yeager
(Address) 101 Yeager Farm Road
Pelham, Alabama 35124

Send Tax Notice to:
(Name) W. Paul and Clara Y. Yeager
(Address) 101 Yeager Farm Road
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar (\$1.00) and other valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~and~~ I

C. Jill Wynn a married woman (herein referred to as grantor) do grant, bargain, sell and convey unto

W. Paul Yeager and Clara Y. Yeager (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:

Exhibit "A" Attached

CGW



20021209000614920 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
12/09/2002 14:19:00 FILED/CERTIFIED

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 for 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 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 9th day of December, 2002

CGW

WITNESS

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

C. Jill Wynn (Seal)
____ (Seal)
____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY } **General Acknowledgment**

I, Oscar Clemens Kirsch Jr, a Notary Public in and for said County, in said State, hereby certify that C Jill Wynn whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance Has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of Dec. A.D., 2002

2-28-06
ok My Commission Expires:

Oscar Clemens Kirsch Jr
Notary Public

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 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.

