

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
James S. Ridgeway
150 Ridgeway Lane
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, BETTY H. MILAM, an unmarried person, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto JAMES S. RIDGEWAY and PAULA B. RIDGEWAY, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Seventy Eight Thousand Five Hundred Eighteen Dollars and 43/100 (\$78,518.43) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Betty H. Milam is the surviving grantee of that certain deed recorded in Deed Book 347, page 154. The other grantee Robert C. Milam having died on or about April 29, 1991.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my 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.

Dated this the 17th day of February, 2005.

Betty H. Milam
BETTY H. MILAM

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that BETTY H. MILAM, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of February, 2005.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/05

EXHIBIT "A"

Begin at the NW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 20 South, Range 4 West; thence South $00^{\circ}15'32''$ West along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 693.52 feet; thence North $85^{\circ}48'49''$ East a distance of 667.01 feet; thence South $89^{\circ}29'47''$ East a distance of 668.97 feet; thence N $00^{\circ}31'51''$ East, a distance of 354.17 feet; thence North $89^{\circ}52'34''$ West a distance of 667.27 feet to the beginning of a curve concave to the southwest having a radius of 364.74 feet and a central angle of $16^{\circ}11'39''$ and being subtended by a chord which bears North $36^{\circ}22'26''$ West 102.75 feet; thence Northwesterly along said curve a distance of 103.09 feet; thence North $44^{\circ}28'15''$ West tangent to said curve, a distance of 82.54 feet to the beginning of a curve tangent to said line; thence Northwesterly and Northerly a distance of 167.54 feet along the curve concave to the east, having a radius of 203.31 feet and a central angle of $47^{\circ}12'53''$ to a point of cusp; thence North $89^{\circ}50'50''$ West, a distance of 490.30 feet to the Point of Beginning.

LESS AND EXCEPT all that part of the above described which lies within the right of way of Shelby County Highway #13.