

SEND TAX NOTICE TO.

W. Paul Yeager and Clara Y. Yeager

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THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Paul Y. Yeager**, a single man, and **Julie R. Yeager**, a single woman (herein referred to as grantors) do grant, bargain, sell, and convey unto **W. Paul Yeager** and wife, **Clara Y. Yeager** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification, and any and all interest, including, but not limited to, leases or lease hold interest on or involved in said property.

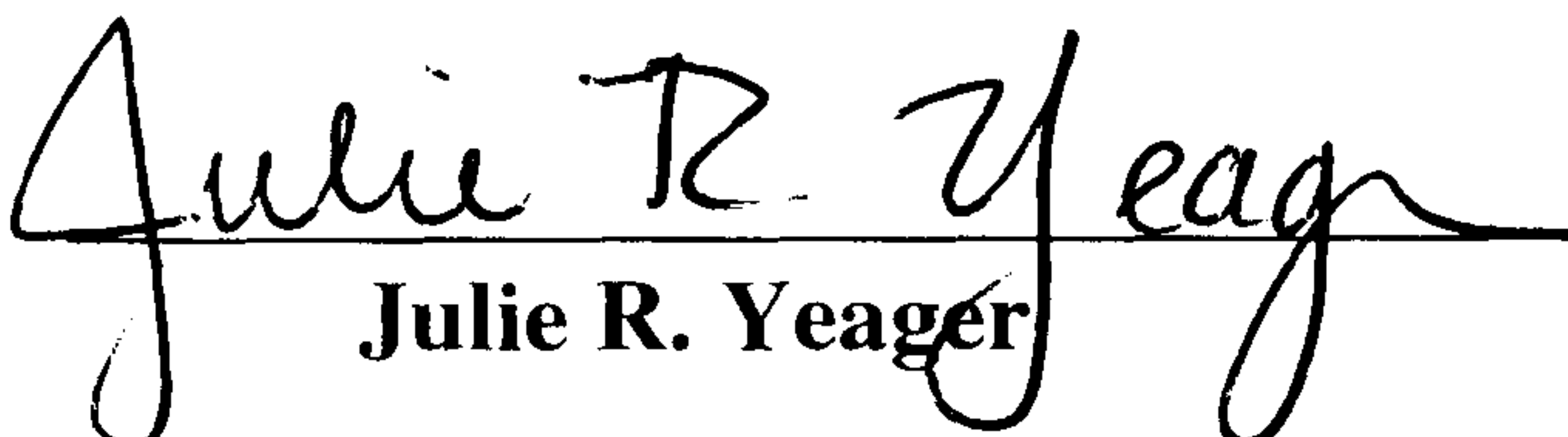
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**TO HAVE AND TO HOLD** unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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**, I, or each of us, have hereunto set my or our hands and seals, this 15<sup>th</sup> day of March, 2005.

  
\_\_\_\_\_  
**Paul Y. Yeager** (SEAL)

  
\_\_\_\_\_  
**Julie R. Yeager** (SEAL)

[ACKNOWLEDGMENTS ON FOLLOWING PAGE]

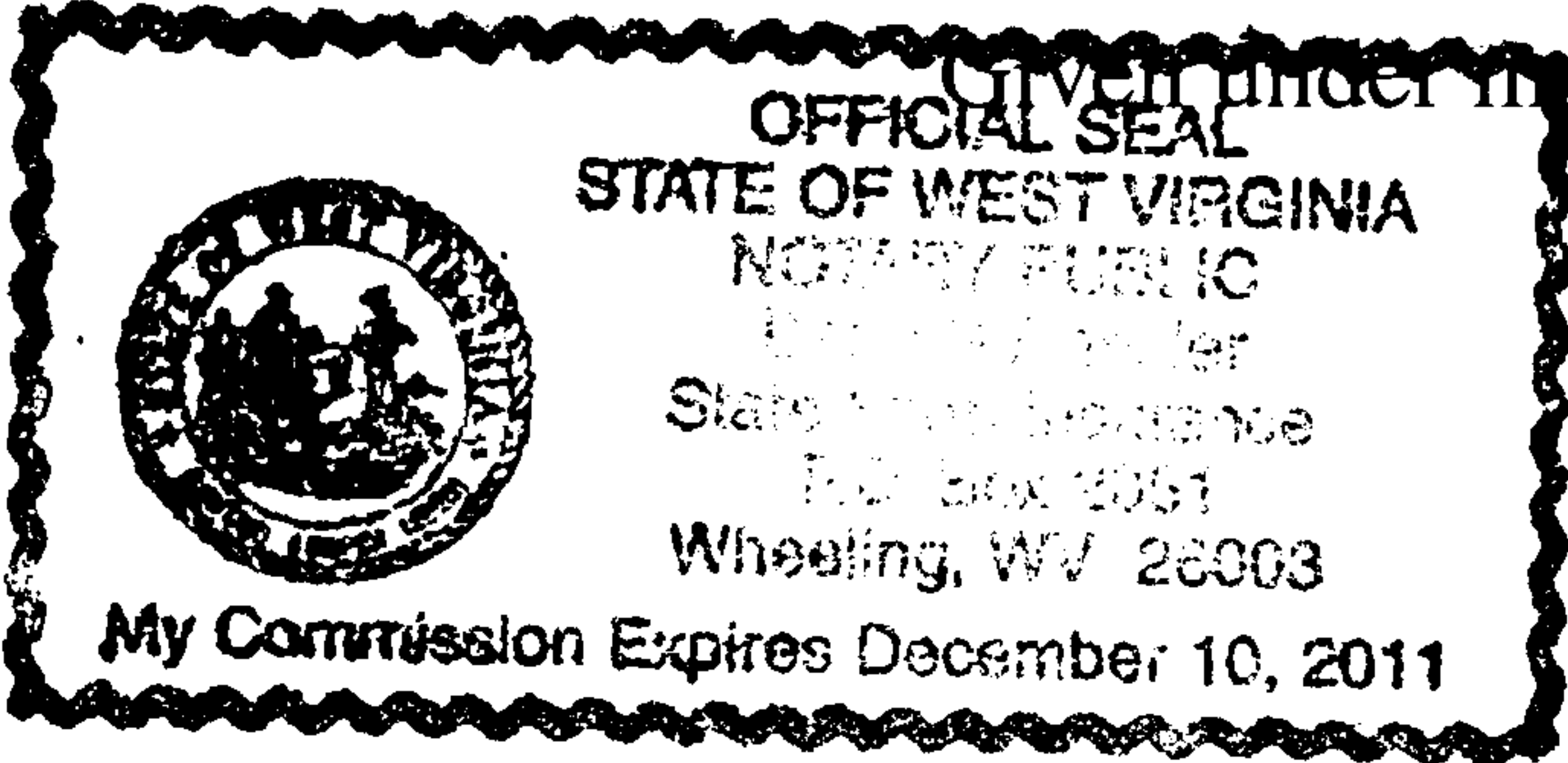


20050318000123280 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
03/18/2005 11:06:44AM FILED/CERT

STATE OF ALABAMA  
\_\_\_\_\_ COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paul Y. Yeager**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of March, 2005.



Barla Schneider (SEAL)  
Notary Public

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Julie R. Yeager**, 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 7<sup>th</sup> day of March, 2005.

Cathy Ingram (SEAL)  
Notary Public  
MY COMMISSION EXPIRES JULY 25, 2005



20050318000123280 3/4 \$25.00  
 Shelby Cnty Judge of Probate, AL  
 03/18/2005 11:06:44AM FILED/CERT

**EXHIBIT A\***

**Site Name: Yeager**

**Site Description**

**Site I. D.: BIR-7484**

Site situated in the County of **Shelby**, State of **Alabama**, commonly described as follows:

**Yeager  
Lease Parcel**

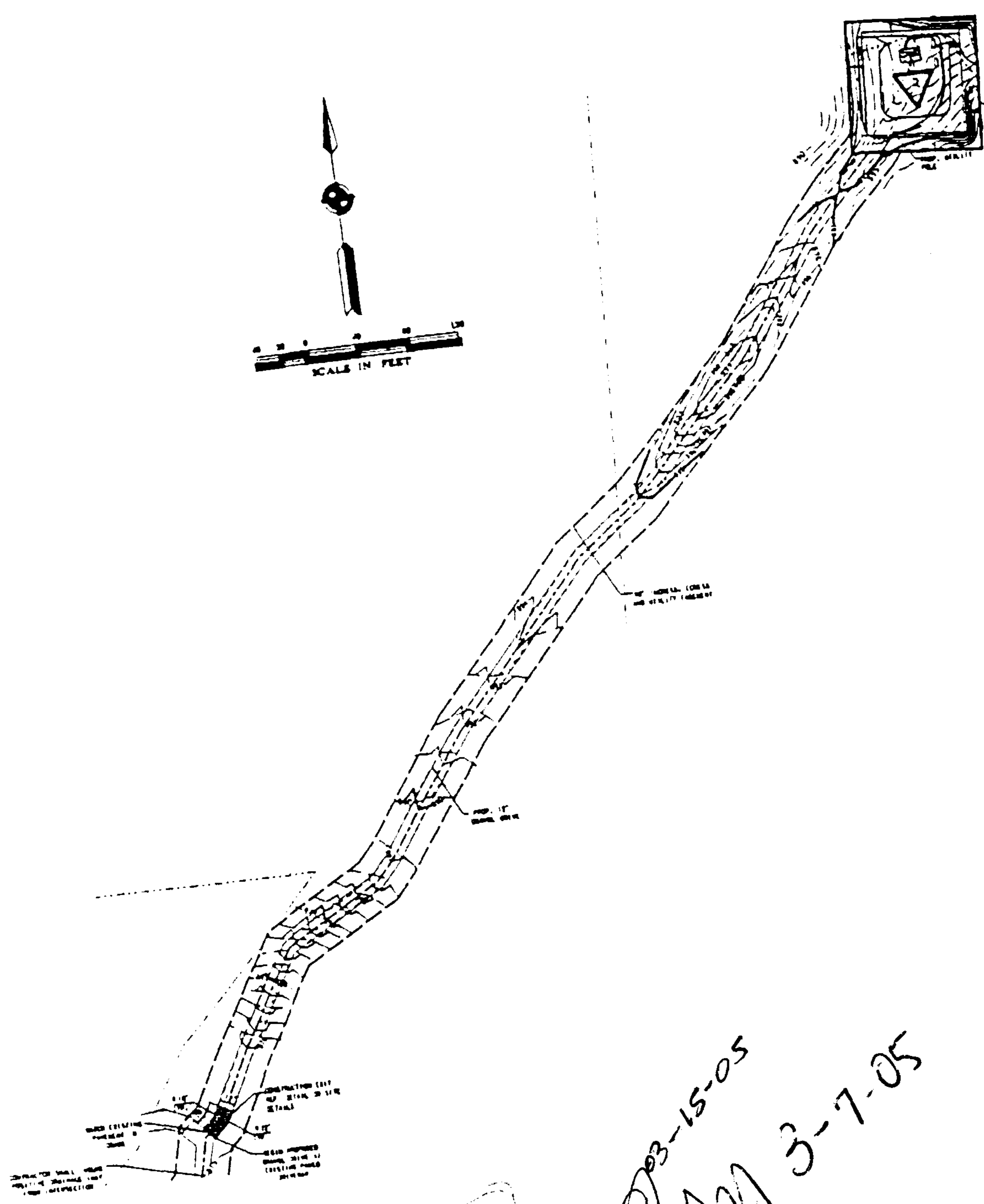
A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 21, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 21, Township 20 South, Range 2 West, thence run along the north line of said quarter quarter South 85°03'15" East for a distance of 203.19 feet to a point, said point also being the Point of Beginning, thence run South 85°03'15" East for a distance of 100.00 feet to a point; thence run South 04°56'45" West for a distance of 100.00 feet to a point; thence run North 85°03'15" West for a distance of 100.00 feet to a point; thence run North 04°56'45" East for a distance of 100.00 feet to the Point of Beginning. Said parcel contains 0.23 acres.

**Yeager  
40' Ingress/Egress & Utility Easement**

An easement situated in the Northeast Quarter, the Northwest Quarter and the Southwest Quarter of Section 21, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 21, Township 20 South, Range 2 West, thence run along the north line of said quarter quarter South 85°03'15" East for a distance of 203.19 feet to a point; thence run South 04°56'45" West for a distance of 100.00 feet to a point; thence run South 85°03'15" East for a distance of 12.95 feet to the Point of Beginning of an Ingress/Egress Easement that lies 20 feet either side of said centerline as described herein; thence run South 46°00'18" West for a distance of 44.71 feet to a point; thence run South 41°38'01" West for a distance of 32.50 feet to a point; thence run South 36°12'34" West for a distance of 107.06 feet to a point; thence run South 44°26'14" West for a distance of 138.80 feet to a point; thence run South 52°31'58" West for a distance of 63.06 feet to a point; thence run South 41°47'56" West for a distance of 162.69 feet to a point; thence run South 35°30'55" West for a distance of 114.18 feet to a point; thence run South 41°50'35" West for a distance of 20.78 feet to a point; thence run South 60°51'30" West for a distance of 88.73 feet to a point; thence run South 31°12'05" West for a distance of 85.26 feet to a point; thence run South 28°01'38" West for a distance of 57.65 feet to a point; thence run South 46°55'12" West for a distance of 18.30 feet to a point; thence run South 12°22'46" West for a distance of 36.69 feet to a point; thence run South 40°43'56" West for a distance of 53.46 feet to a point; thence run South 47°41'39" West for a distance of 45.14 feet to a point; thence run South 45°36'58" West for a distance of 172.68 feet to a point; thence run South 47°39'35" West for a distance of 108.60 feet to a point; thence run South 41°55'43" West for a distance of 54.45 feet to a point; thence run South 36°57'03" West for a distance of 53.04 feet to a point; thence run South 32°43'25" West for a distance of 111.02 feet to a point; thence run South 41°19'32" West for a distance of 57.94 feet to a point; thence run South 46°32'54" West for a distance of 68.72 feet to a point; thence run South 52°11'03" West for a distance of 73.63 feet to a point; thence run South 47°17'26" West for a distance of 80.37 feet to a point; thence run South 44°25'58" West for a distance of 80.00 feet to a point; thence run South 35°32'16" West for a distance of 80.67 feet to a point; thence run South 19°29'48" West for a distance of 63.77 feet to a point; thence run South 10°03'38" West for a distance of 55.03 feet to a point; thence run South 13°23'23" West for a distance of 50.30 feet to a point; thence run South 47°34'45" West for a distance of 22.89 feet to a point; thence run South 82°18'14" West for a distance of 21.75 feet to a point; thence run North 50°06'09" West for a distance of 23.16 feet to a point; thence run North 22°28'46" West for a distance of 45.71 feet to a point; thence run North 13°31'35" West for a distance of 63.51 feet to a point; thence run North 04°46'52" West for a distance of 35.38 feet to a point; thence run North 08°30'50" East for a distance of 182.65 feet to a point; thence run North 01°40'40" East for a distance of 73.47 feet to a point; thence run North 04°45'49" West for a distance of 37.61 feet to a point; thence run North 12°37'10" West for a distance of 32.99 feet to a point; thence run North 18°27'11" West for a distance of 49.26 feet to a point; thence run North 32°41'52" West for a distance of 44.88 feet to a point; thence run North 69°11'38" West for a distance of 34.61 feet to a point; thence run South 47°19'24" West for a distance of 35.82 feet to a point; thence run South 11°15'49" West for a distance of 41.44 feet to a point; thence run South 00°15'02" East for a distance of 41.14 feet to a point; thence run South 12°59'41" West for a distance of 40.29 feet to a point; thence run South 27°13'43" West for a distance of 43.73 feet to a point; thence run South 33°06'41" West for a distance of 51.83 feet to a point; thence run South 41°21'34" West for a distance of 71.96 feet to a point; thence run South 49°36'31" West for a distance of 82.76 feet to a point; thence run South 52°06'30" West for a distance of 154.36 feet to a point; thence run South 59°21'24" West for a distance of 201.15 feet to a point; thence run South 49°07'30" West for a distance of 78.85 feet to a point; thence run South 39°39'03" West for a distance of 59.51 feet to a point; thence run South 34°58'01" West for a distance of 58.59 feet to a point; thence run South 63°26'06" West for a distance of 35.09 feet to a point; thence run North 68°49'07" West for a distance of 26.93 feet to a point; thence run North 52°43'36" West for a distance of 44.56 feet to a point; thence run North 55°53'08" West for a distance of 47.00 feet to a point; thence run North 65°03'47" West for a distance of 51.23 feet to a point; thence run South 58°47'15" West for a distance of 27.19 feet to a point; thence run South 00°47'05" East for a distance of 26.03 feet to a point; thence run South 12°32'52" East for a distance of 56.71 feet to a point; thence run South 07°02'24" East for a distance of 232.78 feet to a point; thence run South 11°02'28" East for a distance of 18.41 feet to a point; thence run South 30°01'06" West for a distance of 22.90 feet to a point; thence run South 58°12'04" West for a distance of 25.93 feet to a point; thence run South 72°04'20" West for a distance of 31.50 feet to a point; thence run South 79°35'02" West for a distance of 60.94 feet to a point; thence run South 81°32'42" West for a distance of 65.94 feet to a point; thence run South 87°16'25" West for a distance of 64.86 feet to a point; thence run North 89°19'33" West for a distance of 74.92 feet to a point; thence run South 85°33'49" West for a distance of 51.27 feet to a point; thence run South 70°33'36" West for a distance of 23.83 feet to a point; thence run South 06°10'13" East for a distance of 16.40 feet to a point; thence run South 38°14'02" East for a distance of 18.51 feet to a point; thence run South 51°44'44" East for a distance of 29.18 feet to a point; thence run South 64°23'52" East for a distance of 93.83 feet to a point; thence run South 71°55'08" East for a distance of 77.54 feet to a point; thence run South 84°41'42" East for a distance of 55.16 feet to a point; thence run South 32°16'32" East for a distance of 26.45 feet to a point; thence run South 15°04'07" East for a distance of 21.13 feet to a point; thence run South 49°39'29" West for a distance of 37.58 feet to a point; thence run South 55°02'32" West for a distance of 54.09 feet to a point; thence run South 48°15'07" West for a distance of 48.90 feet to a point; thence run South 41°44'17" West for a distance of 53.63 feet to a point; thence run South 37°40'41" West for a distance of 50.07 feet to a point; thence run South 32°50'32" West for a distance of 88.26 feet to a point; thence run South 39°48'20" West for a distance of 39.83 feet to a point; thence run South 43°55'35" West for a distance of 49.71 feet to a point; thence run South 41°59'32" West for a distance of 510.89 feet to a point on the north right-of-way line of Kings Crest Lane, having a prescriptive right-of-way of 60 feet, and also being the terminus of easement.



Owner Initials     PY      
 SSLP Initials     JY    

*Handwritten notes and signatures:*  
 03-15-05  
 3-7-05



20050318000123280 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
03/18/2005 11:06:44AM FILED/CERT

Shelby County, AL 03/18/2005  
State of Alabama

Deed Tax: \$5.00

3. The Land is described as follows:

A parcel of land situated in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 21, Township 20 South, Range 2 West, and being more particularly described as follows: Begin at the NE corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 21, Township 20 South, Range 2 West, said point being the point of beginning; thence south 3 deg. 55 min. 25 sec. west along the Easterly boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 787.22 feet; thence North 85 deg. 44 min. 51 sec. a distance of 1296.25 feet; thence North 3 deg. 41 min. 22 sec. East along the Westerly boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 802.98 feet to the NW corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence South 85 deg. 03 min. 15 sec. East along the Northerly boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 1299.68 feet to the point of beginning; being situated in Shelby County, Alabama.

*JJ* 3-7-05

*(PY)* 03-15-05