

Send Tax Notice To:

RANDALL M. ZEEGERS & MELODY M. ZEEGERS

447 ALTA VISTA DRIVE  
CAGESSA, AL 35043

20060425000192280 1/2 \$311.00  
Shelby Cnty Judge of Probate, AL  
04/25/2006 10:03:54AM FILED/CERT

Shelby County, AL 04/25/2006  
State of Alabama

Deed Tax: \$297.00

This instrument was prepared by:

Mike T. Atchison  
P O Box 822

Columbiana, AL 35051

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

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS**

SHELBY COUNTY )

That in consideration of **TWO HUNDRED NINETY SEVEN THOUSAND and NO/00 Dollars (\$297,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**LARRY & WAYNE PROPERTIES, LLC**

grant, bargain, sell and convey unto,

**RANDALL M ZEEGERS AND MELODY M ZEEGERS**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$249,500.00** of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

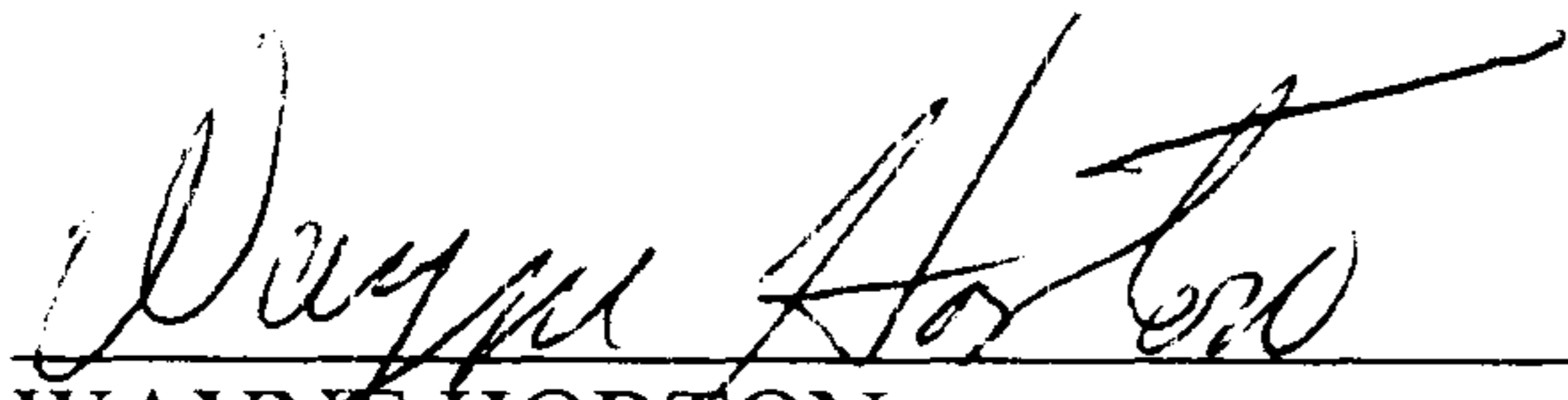
**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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.

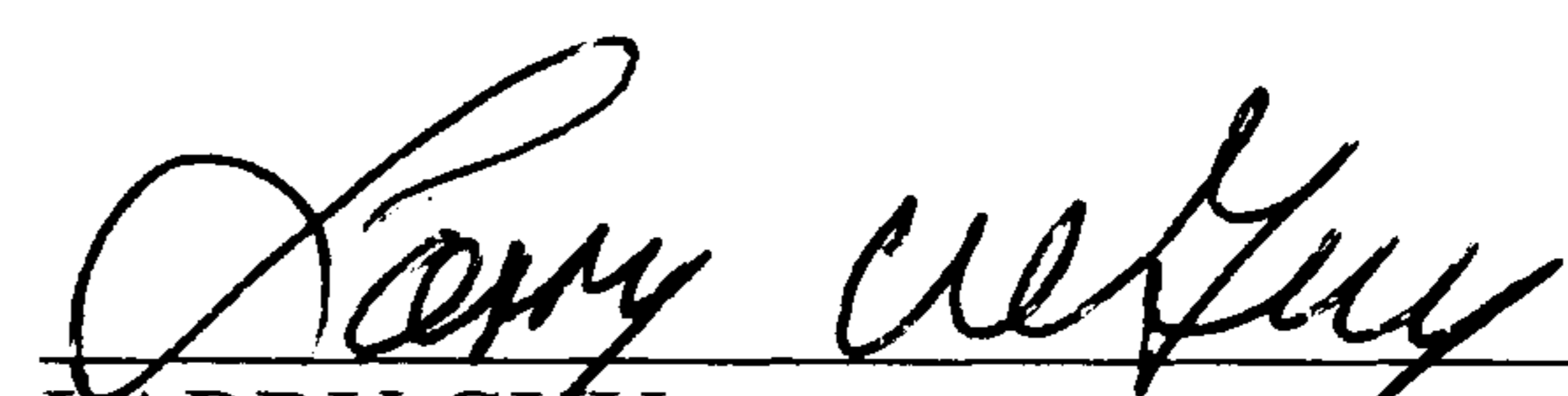
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 7<sup>th</sup> day of April, 2006.

LARRY & WAYNE PROPERTIES, LLC

LARRY & WAYNE PROPERTIES, LLC

  
\_\_\_\_\_  
WAYNE HORTON  
AS ITS MEMBER

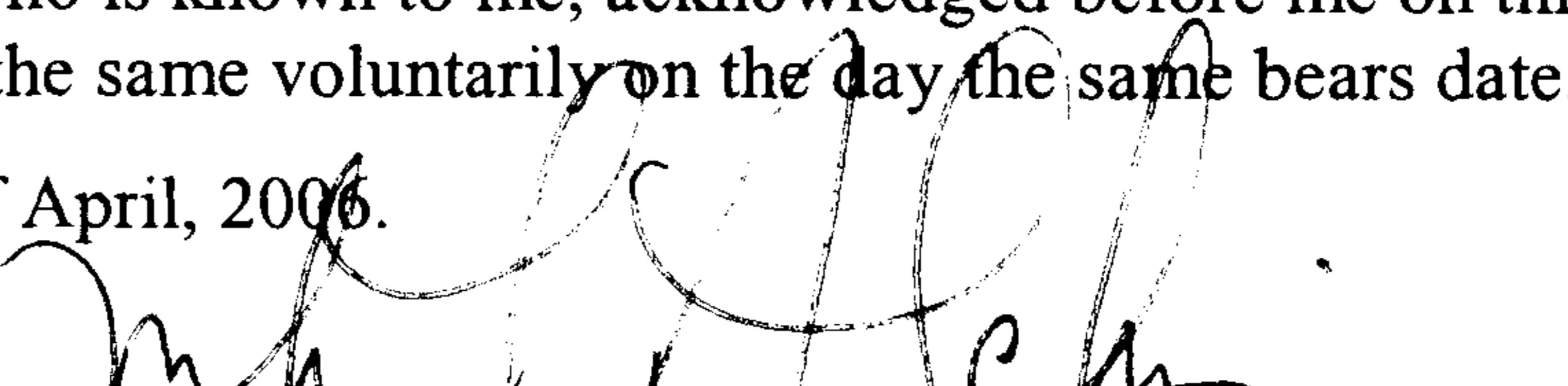
  
\_\_\_\_\_  
LARRY GUY  
AS ITS MEMBER

**STATE OF ALABAMA  
SHELBY COUNTY**

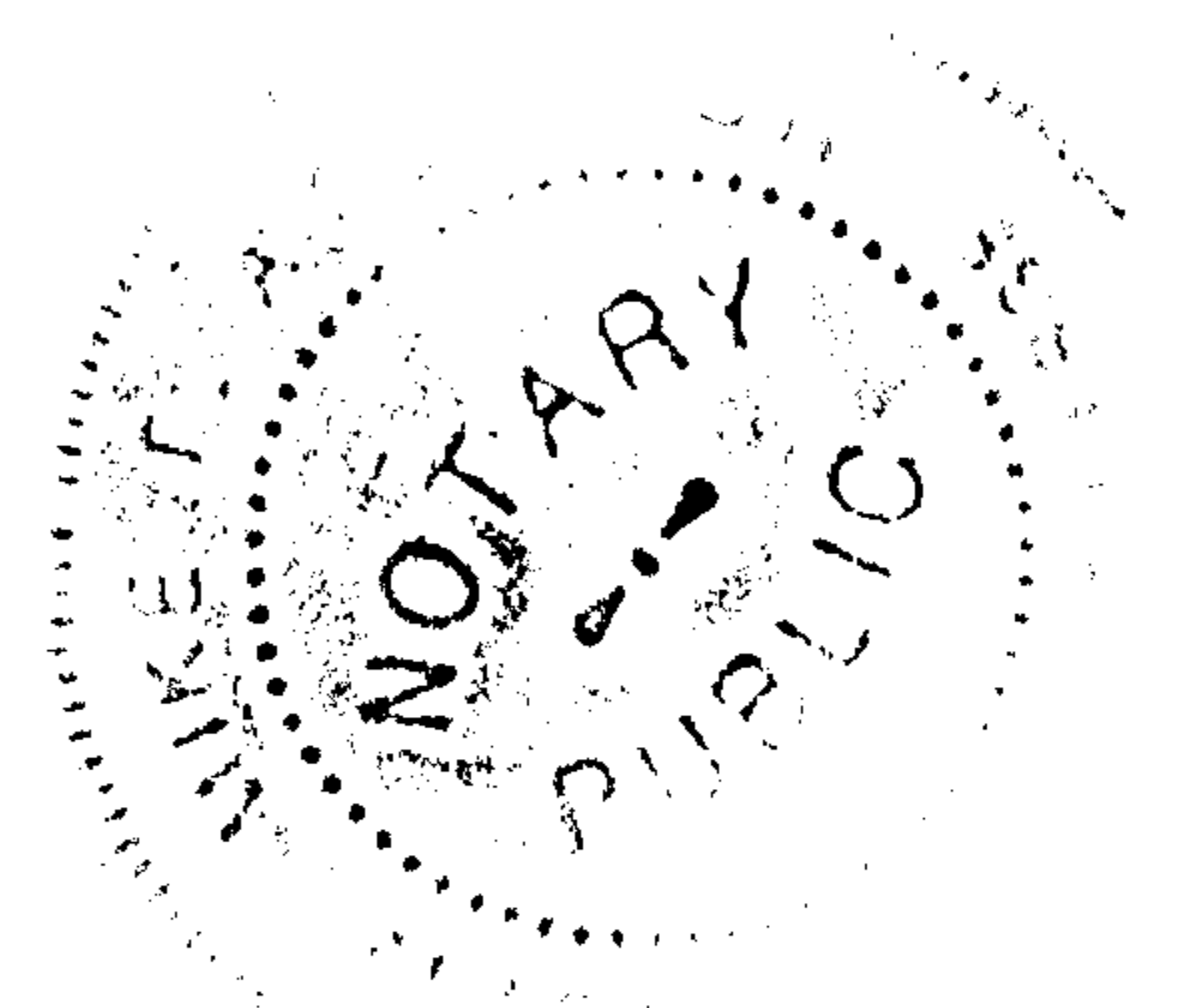
I, the undersigned authority, ASHLEY HARRISON, a Notary Public in and for said County, in said State, hereby certify that WAYNE HORTON AS A MEMBER OF LARRY & WAYNE PROPERTIES, LLC AND LARRY GUY AS A MEMBER OF LARRY & WAYNE PROPERTIES, LLC

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 April, 2006.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 2-20-07



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EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL II:

Begin at the NW corner of the NW 1/4 of the SW 1/4 of Section 8, Township 22 South, Range 1 East; thence run southerly along the West line thereof for 1334.69 feet to the SW corner of said 1/4-1/4 section; thence 88 degrees 53 minutes 33 seconds left run easterly along the South line thereof for 1172.07 feet; thence 90 degrees 19 minutes 26 seconds left, run northerly 466.69 feet; thence 90 degrees 19 minutes 26 seconds right run easterly 186.68 feet to the East line of said 1/4-1/4 section; thence 90 degrees 19 minutes 26 seconds left, run northerly 852.94 feet to the SE corner of the SW 1/4 of the NW 1/4 of said section; thence 1 degree 17 minutes 28 seconds left run northerly along the East line of last said 1/4-1/4 section for 543.50 feet; thence 88 degrees 48 minutes 55 seconds left run westerly 1475.52 feet to the easterly R/W of Shelby County Highway #61 and a curve concaved northwesterly (having a radius of 998.65 feet and a central angle of 43 degrees 15 minutes 37 seconds); thence 44 degrees 08 minutes 01 seconds left to chord of said curve, run along said curve and R/W for 754.01 feet to the South line of the NE 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 1 East; thence 135 degrees 22 minutes 09 seconds left from chord of said curve, run easterly 638.26 feet to the point of beginning.

According to the survey of Thomas Simmons, dated March 7, 2006.