

Document Prepared By:
✓ **Todd H. Barksdale, PC**
3400 Independence Dr.
Birmingham, AL 35209

Send Tax Notice To:
Elizabeth N. Vines
150 Ridgeway Lane
Helena, AL 35080

GENERAL WARRANTY DEED
With Rights of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS THAT**

THAT IN CONSIDERATION OF **Five Thousand and NO/00 Dollars (\$5,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we, **James S. Ridgeway, a single man**

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto **Elizabeth N. Vines and James W. Vines**

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **SHELBY** County, Alabama to wit:
SEE ATTACHED "A"

There has been no title search associated with this deed of conveyance.

Paula B. Ridgeway died on or about April 11, 2005.

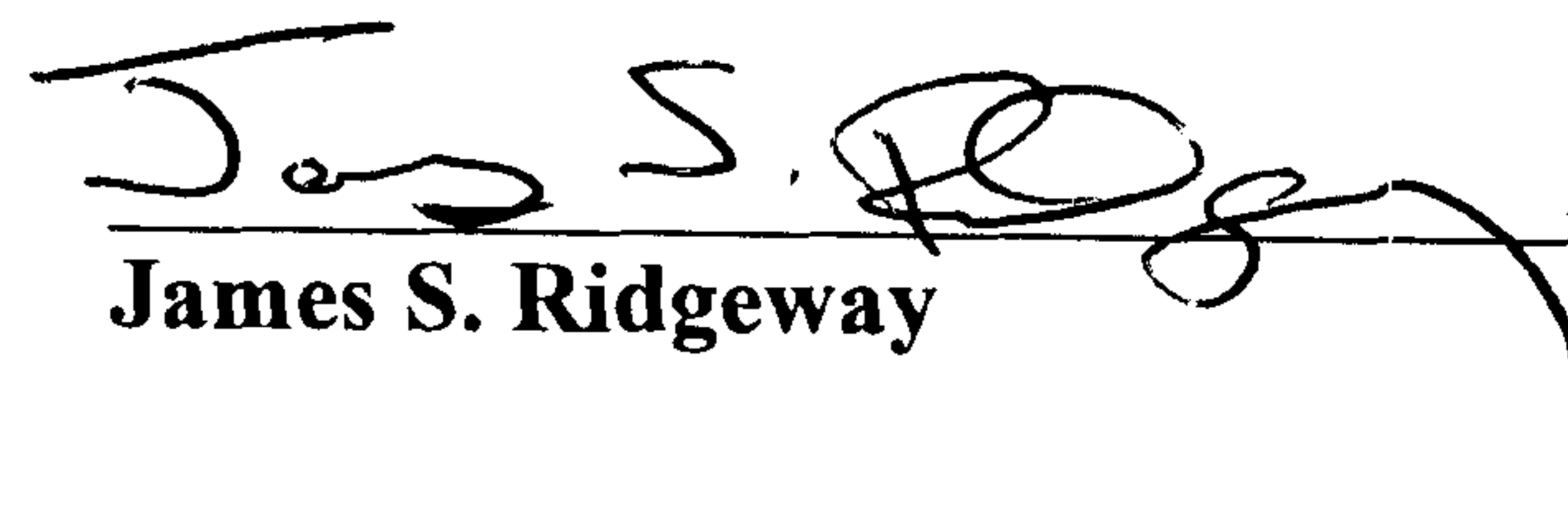
Subject to easements, set back lines, restrictions, building lines, covenants, mineral and mining rights and current taxes due.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 22nd day March, 2007

GRANTOR(S)

 (SEAL)
James S. Ridgeway

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby certify that **James S. Ridgeway**, the foregoing named, signed to the foregoing conveyance under full authority to so do, and who is known to me, he acknowledge before me on this day that, being informed of the contents of the document, they executed the same voluntarily on the same bears date.

Given under my hand and seal this 22nd day of March, 2007.



20070419000182100 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
04/19/2007 12:21:31PM FILED/CERT

State of Alabama
County of Shelby

Commencing at the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 20 South, Range 4 West; thence South $00^{\circ}31'51''$ West, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 292.99 feet; thence North $89^{\circ}52'34''$ West, a distance of 184.88 feet to the POINT OF BEGINNING; thence continue North $89^{\circ}52'34''$ West, a distance of 186.60 feet; thence South $00^{\circ}19'57''$ West, a distance of 351.71 feet; thence South $89^{\circ}29'47''$ East, a distance of 185.38 feet; thence North $00^{\circ}31'51''$ East, a distance of 352.95 feet to the POINT OF BEGINNING.

Containing 1.50 ACRES, more or less.

ALSO, a 30 foot wide easement for ingress, egress and utilities described as follows:

State of Alabama
County of Shelby

Commencing at the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 20 South, Range 4 West; thence South $00^{\circ}31'51''$ West, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 292.99 feet; thence North $89^{\circ}52'34''$ West, a distance of 184.88 feet; thence South $00^{\circ}31'51''$ West, a distance of 367.95 feet to the POINT OF BEGINNING of a 30 foot wide easement lying 15 feet on each side of the following described line; thence North $89^{\circ}29'47''$ West, a distance of 434.13 feet to the Easterly right of way of Ridgemont Drive and the end of said easement.