

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, AL 35004

Send Tax Notice To:

Guy Randolph Sipe

241 CREST LAKE DR.
BIRMINGHAM, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00)** to the undersigned Grantor, **Kenneth W. Riddle and wife Lisa J. Riddle**, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Guy Randolph Sipe and Nancy J. Sipe** (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:

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF BY REFERENCE.

SUBJECT TO:

1. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 236, page 846; Deed Volume 176, page 382; Deed Volume 186, page 222; Deed Book 232, page 83 and Real Volume 23, page 715 in the Probate Office of Shelby County, Alabama.
2. Right of way to Shelby County, recorded in Deed Volume 216, page 183, in the Probate Office of Shelby County, Alabama.
3. Restrictions appearing of record in Deed Volume 233, page 480 and Deed Volume 233, page 481, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
4. Easement recorded in Deed Book 374, page 982 in the Probate Office of Shelby County, Alabama.
5. Less and except any portion of subject property lying within a road right of way.

The above consideration was paid by mortgage loan closed simultaneously herewith.

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 said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 28th day of March, 2008.

KW 3-28-08
Kenneth W. Riddle

Lisa J. Riddle 3/28/08
Lisa J. Riddle

STATE OF ALABAMA
ST. CLAIR COUNTY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kenneth W. Riddle and Lisa J. Riddle, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 2008.

Beverly Watson
Notary Public

My Commission Expires:

11/15/09


20080417000157440 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
04/17/2008 12:35:49PM FILED/CERT



20080417000157440 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
04/17/2008 12:35:49PM FILED/CERT

EXHIBIT "A"

A part of the Southwest quarter of the Northeast quarter of Section 22, Township 19 South, Range 2 West, situated in Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Northwest quarter of Northeast quarter of said Section 22; thence in a Northerly direction along West boundary of said quarter-quarter section 200.0 feet; thence turning an angle of $106^{\circ}00'$ to the right 978.06 feet; thence turning an angle of $99^{\circ}13'$ to the right in a Southwesterly direction 25.33 feet to the point of beginning of a tract of land herein described; thence continuing in a straight line along last mentioned course in a Southwesterly direction 300.00 feet; thence turning an angle of $80^{\circ}47'$ to the right in a Northwesterly direction 339.39 feet; thence turning an angle of $98^{\circ}47'$ to the right in a Northwesterly direction 300.0 feet to the point of intersection with a street right of way; thence turning an angle of $81^{\circ}13'$ to the right in a Southeasterly direction along said street right of way 302.69 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.