

#30,000

This instrument was prepared by:

Frank C. Galloway III
 Galloway & Somerville LLC
 11 Oak Street
 Birmingham, Alabama 35213

Send tax notice to:

Mr. Ronald B. Luster, Sr.
 151 Indian Trail
 Indian Springs, AL 35124

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



20090930000372310 1/5 \$53.00
 Shelby Cnty Judge of Probate, AL
 09/30/2009 03:52:12 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten Dollars and 00/100 Dollars (\$10.00)** and other good and valuable consideration paid to the undersigned grantors by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

Glenn Siddle, and his wife, Lucy Siddle

(collectively referred to hereinafter as "Grantors") do grant, bargain, sell and convey unto

Ronald B. Luster, Sr., and his wife, Sandra O. Luster

(collectively referred to hereinafter as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama (which is depicted on the attached Exhibit A and Exhibit B):

Parcel 1:

Part of the SW ¼ of the SW ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an existing #4 iron rebar being the SE corner of Lot 6, Block 5, Indian Springs Ranch, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 29, and looking in a northerly direction along the east line of said Lot 6 at an existing #5 iron rebar which is 109.46 feet northerly of the point of commencement, turn an angle to the right of 164°-04'-22" and run in a southeasterly direction for a distance of 24.79 feet to an existing 1" iron pipe; thence turn an angle to the left of 104°-09'-32" and run in a northeasterly direction for a distance of 107.30 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the right of 8°-54'-34" and run in a northeasterly direction for a distance of 322.35 feet to an



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existing iron rebar set by Weygand; thence turn an angle to the left of $8^{\circ}-55'-23''$ and run in a northeasterly direction for a distance of 122.0 feet to an existing iron rebar set by Weygand; thence continue in a northeasterly direction along last mentioned course for a distance of 33.14 feet, more or less, to the centerline of an existing creek; thence turn an angle to the left of $99^{\circ}-29'-06''$ and run in a northwesterly direction along the centerline of an existing creek for a distance of 50.69 feet; thence turn an angle to the left of $80^{\circ}-30'-54''$ and run in a southwesterly direction for a distance of 15.64 feet to an existing iron rebar set by Weygand; thence continue in a southwesterly direction along last mentioned course for a distance of 449.60 feet, more or less, to the point of beginning. Containing 0.36 acres more or less.

Parcel II:

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing #4 iron rebar being the SE corner of Lot 6, Block 5, Indian Springs Ranch, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 29, and looking in a northerly direction along the east line of said Lot 6 at an existing #5 iron rebar which is 109.46 feet northerly of the point of beginning, turn an angle to the right of $164^{\circ}-04'-22''$ and run in a southeasterly direction for a distance of 24.79 feet to an existing 1" iron pipe; thence turn an angle to the right of $118^{\circ}-02'-07''$ and run in a northwesterly direction for a distance of 23.83 feet to an existing iron rebar set by Weygand and being on the east right-of-way line of Indian Trail, said east right-of-way line being on a curve and said curve being concave in a westerly direction and having a central angle of $1^{\circ}-49'-55''$ and a radius of 474.59 feet; thence turn an angle to the right ($73^{\circ}-13'-35''$ to the chord of said curve) and run in a northerly direction along the arc of said curve and along the east right-of-way line of said Indian Trail for a distance of 15.17 feet to an existing iron rebar set by Weygand; thence turn an angle to the right ($82^{\circ}-48'-31''$ from the chord of last mentioned curve) and run in a northeasterly direction for a distance of 18.11 feet, more or less, to the point of beginning. Containing 396 square feet, more or less.

Subject to: (1) 2009 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way and encumbrances of record.



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TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever. Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

IN WITNESS WHEREOF, we have set our hands and seals, this 30th day of September, 2009.

Glenn Siddle (Seal) Lucy Siddle (Seal)
 Glenn Siddle Lucy Siddle

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Glenn Siddle 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 30th day of September, 2009.

Quinn Mark
 Notary Public:
 My Commission Expires:

STATE OF ALABAMA)

Shelby COUNTY)

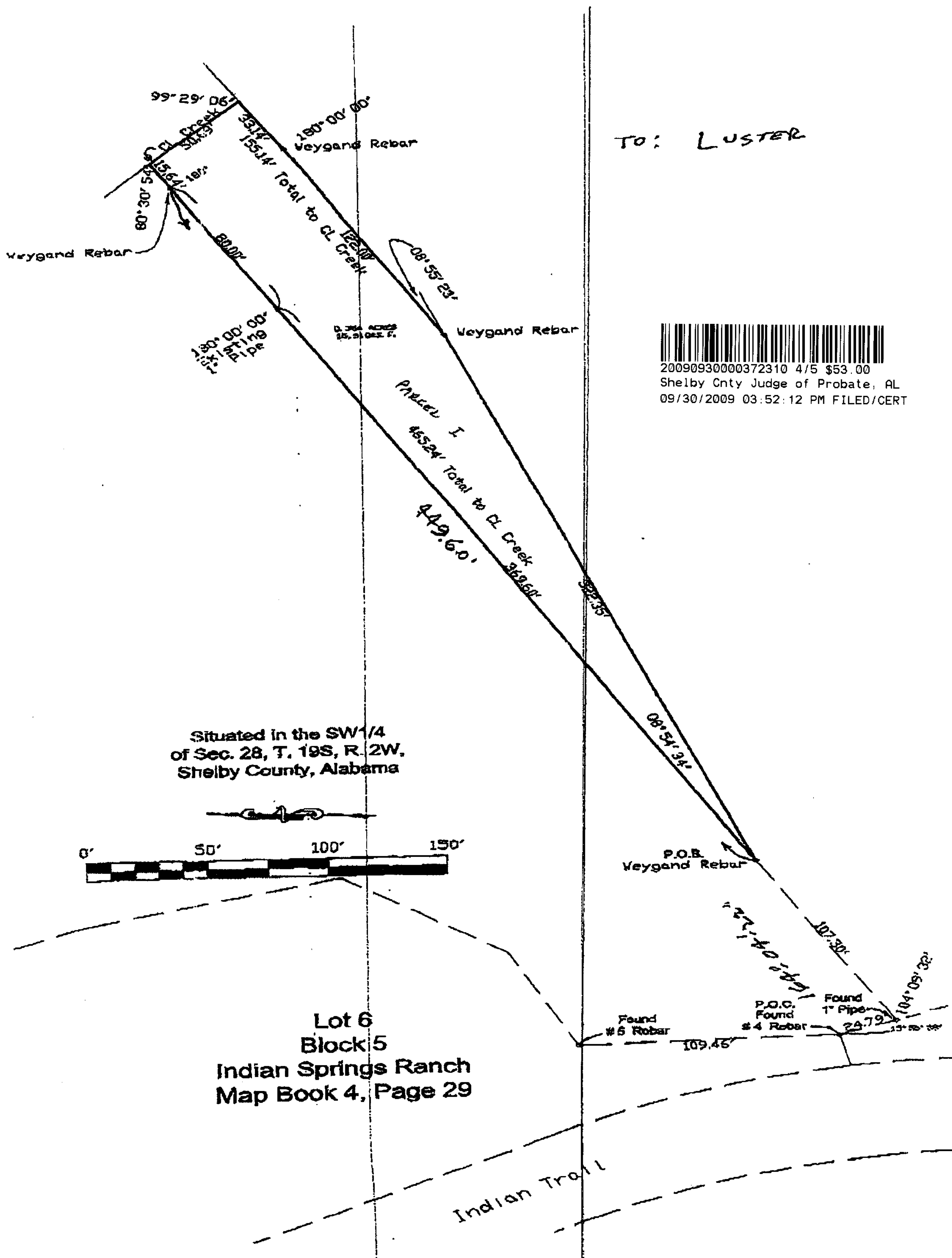
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: AUGUST 5, 2013
 BONDED THRU NOTARY PUBLIC
 UNDERWRITERS

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Lucy Siddle 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 30th day of September, 2009.

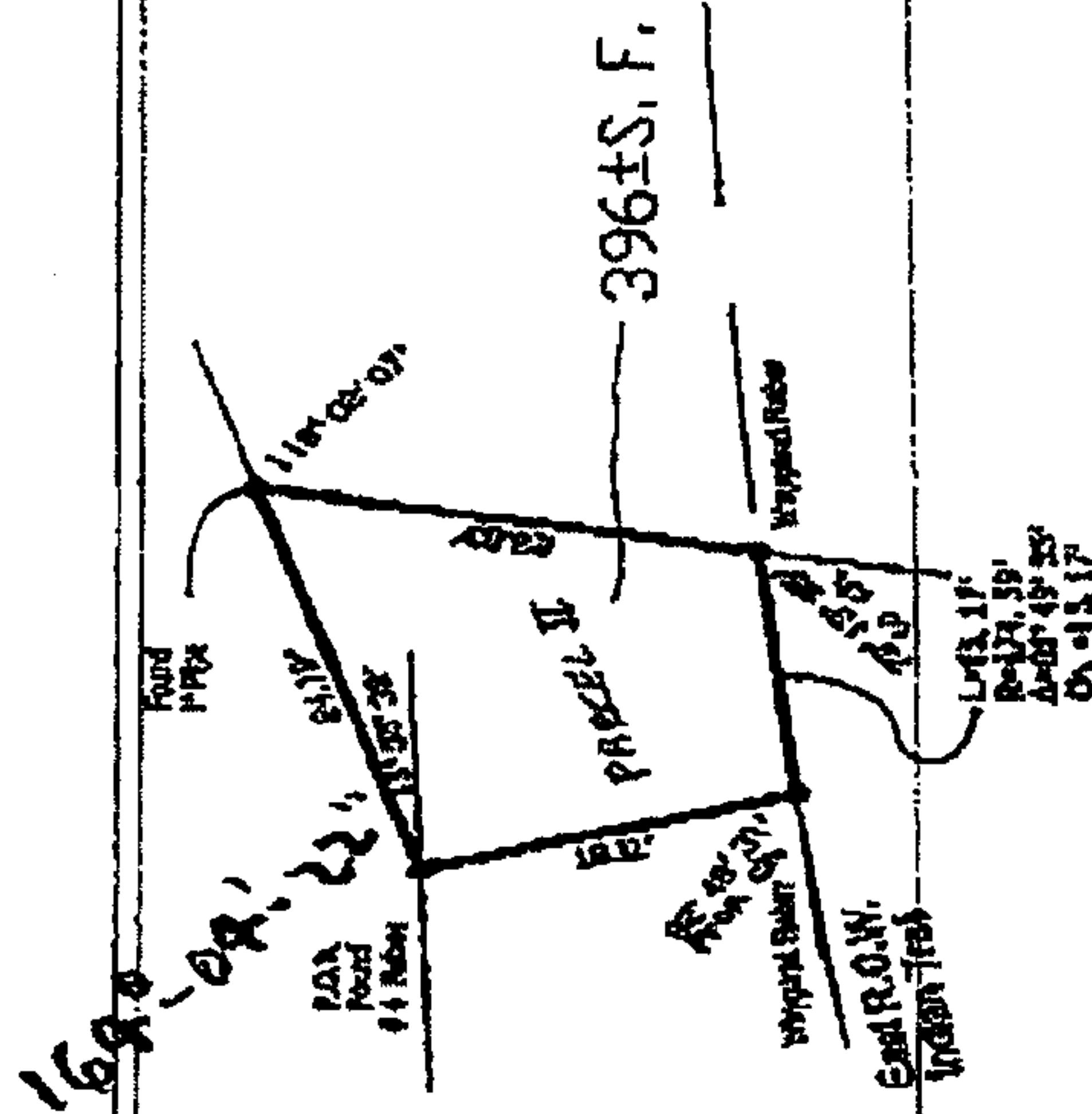
Quinn Mark
 Notary Public:
 My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: AUGUST 5, 2013
 BONDED THRU NOTARY PUBLIC
 UNDERWRITERS



Situated in the SW1/4
of Sec. 28, T. 19S, R. 2W,
Shelby County, Alabama

to: LUSTER



Indian Trail



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