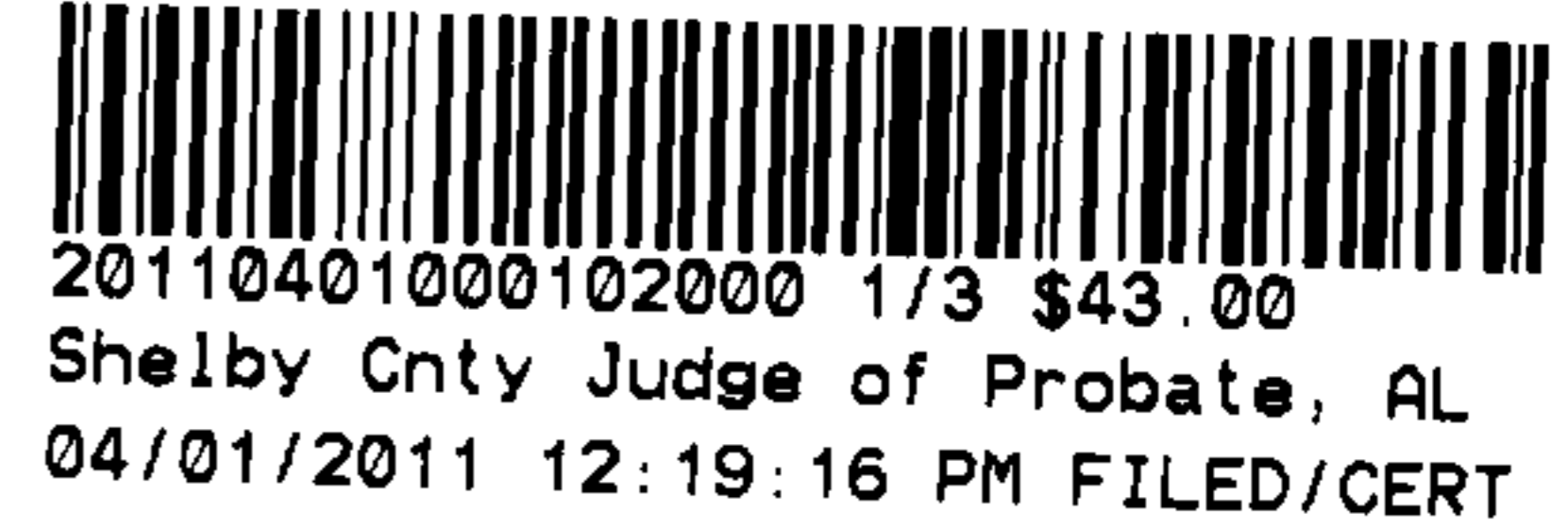


25,000<sup>00</sup> *Est*

Send Tax Notice To:  
R.A. & M.K. Griffith  
235 Tyndal Farm Road  
Columbiana, Alabama 35051



## WARRANTY DEED

State of Alabama)  
Shelby County)

KNOW ALL MEN BY THESE PRESENTS that in consideration of love and affection, and One (\$1.00) Dollar to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we Edward C. Tyndal and spouse, Martha T. Tyndal (hereafter referred to as Grantors) grant, bargain, sell and convey unto Martha Kay Griffith and Richard Alan Griffith as joint tenants with right of survivorship (herein referred to as Grantees), an undivided one-half interest (being all of the Grantors' remaining interest) in the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of Section 15, Township 20 south, Range 1 west, Shelby County, Alabama and run thence S 00 degrees, 21 minutes, 30 seconds W along the east line of said section a distance of 1,315.68 feet to a point; Thence run N 89 degrees, 54 minutes, 48 seconds W a distance of 59.55 feet to a point in the centerline of a twenty foot wide roadway easement and the point of beginning of the property being described; Thence run N 89 degrees, 54 minutes, 48 seconds W a distance of 2,160.60 feet to a point; Thence run N 00 degrees, 43 minutes, 29 seconds E a distance of 442.34 feet to a point; Thence run N 89 degrees, 59 minutes, 59 seconds E a distance of 1,770.12 feet to a point in the centerline of said roadway easement; Thence run S 37 degrees, 27 minutes, 40 seconds E along the centerline of said roadway easement a distance of 131.30 feet to a point; Thence run S 42 degrees, 27 minutes, 15 seconds E along said centerline of said roadway easement a distance of 356.72 feet to a point; Thence run S 39 degrees, 24 minutes, 45 seconds E along said centerline of said roadway easement a distance of 101.18 feet to the point of beginning, containing 20.00 acres, more or less, said property description being the same as that described in the deed between these same Grantors and Grantees dated February 26, 2004, and recorded in the office of the Judge of Probate of Shelby County, Alabama on February 27, 2004.

Shelby County, AL 04/01/2011  
State of Alabama  
Deed Tax: \$25.00

Subject to any mineral and mining rights and immunities not owned by the Grantors, all easements, restrictions, and rights-of-way of record, and current ad valorem taxes, a lien not yet due and payable.


TO HAVE AND TO HOLD to the said Grantees as joint tenants with right of survivorship and 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 we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees and their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless noted above; that we have a good right to sell and convey the same as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend the same to the Grantees and their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28 day of March, 2011.

 (Seal)  
Edward C. Tyndal

 (Seal)  
Martha T. Tyndal

  
20110401000102000 2/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
04/01/2011 12:19:16 PM FILED/CERT

State of Alabama)  
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward C. Tyndal and spouse, Martha T. Tyndal, whose names 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 20<sup>th</sup> day of March, 2011.

  
Notary Public

This instrument was prepared by:

C. John Holditch  
P.O. Box 530643  
Birmingham, Alabama 35253



20110401000102000 3/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
04/01/2011 12:19:16 PM FILED/CERT