

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Mitzi Matzke
220 Highway 307
Shelby AL 35143
\$5000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Jon P. Shugrue, a married man (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Mitzi Matzke and Martha Merrell (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

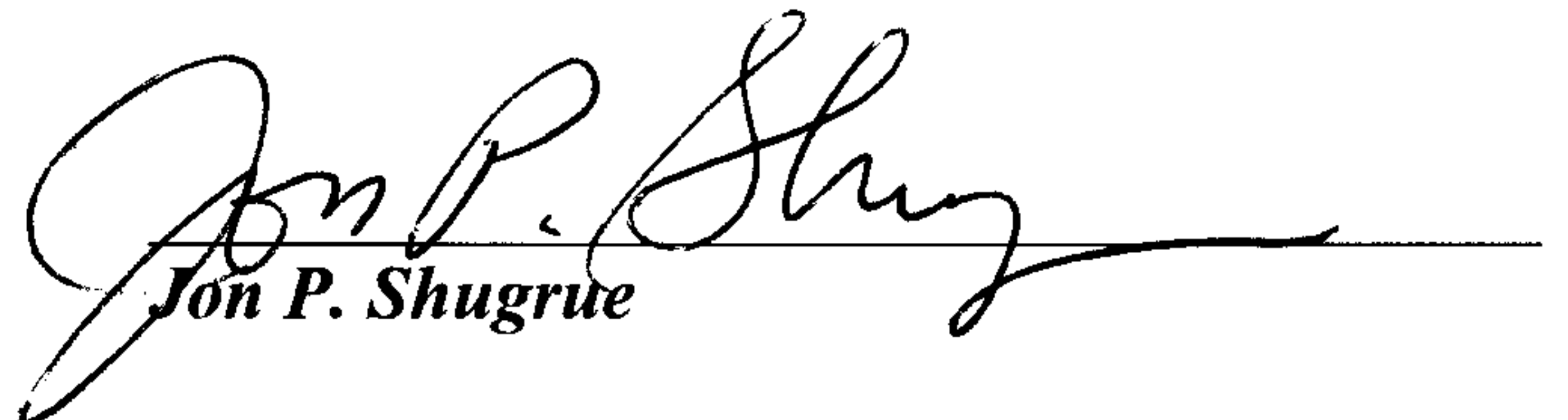
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2011.
2. Easements, restrictions, rights of way, and permits of record.

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 30th day of August, 2011.


Jon P. Shugrue

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Jon P. Shugrue***, 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.

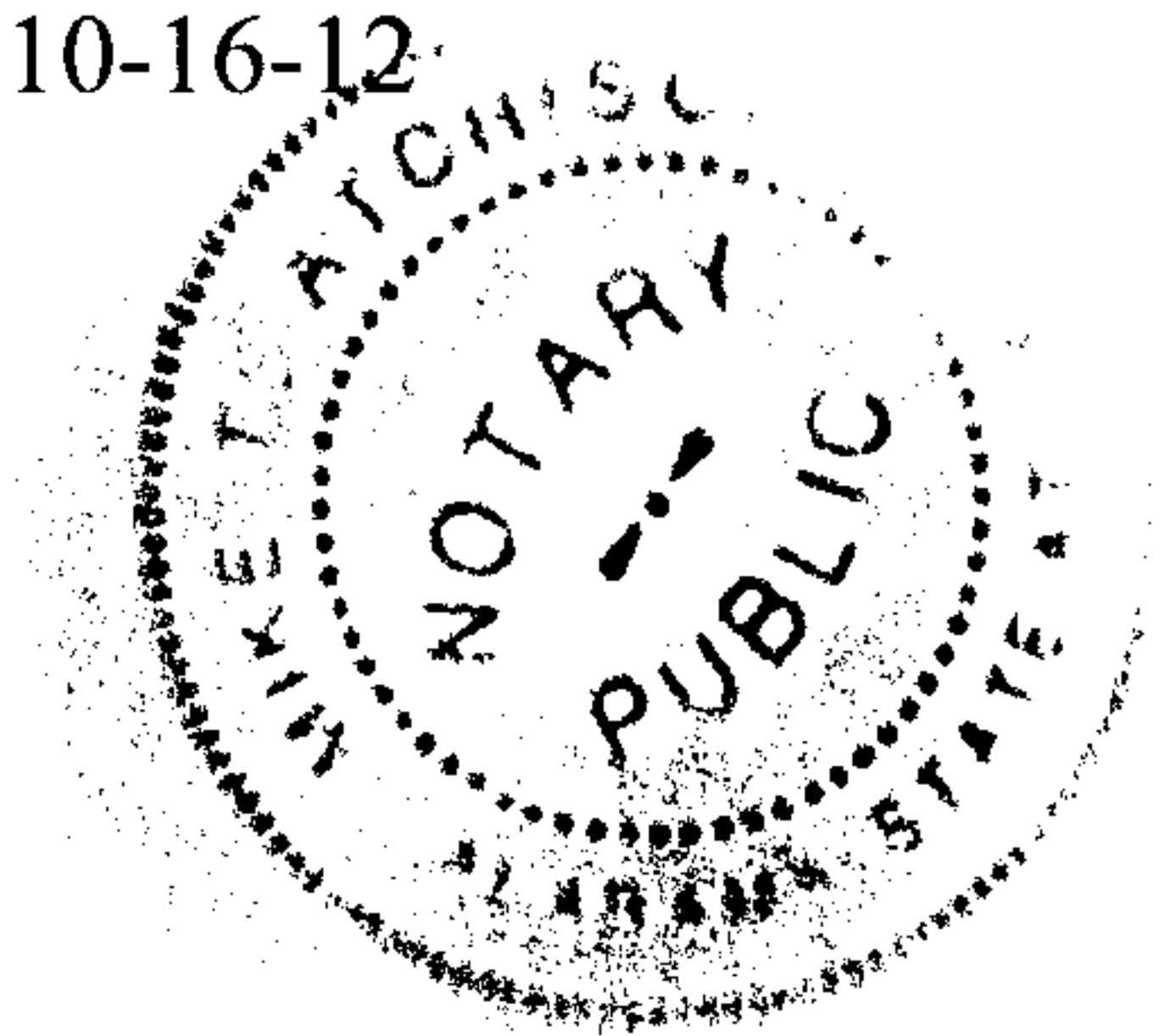
Given under my hand and official seal this 30th day of August, 2011



20110902000259840 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
09/02/2011 09:41:30 AM FILED/CERT

Shelby County, AL 09/02/2011
State of Alabama
Deed Tax: \$5.00


Notary Public
My Commission Expires: 10-16-12



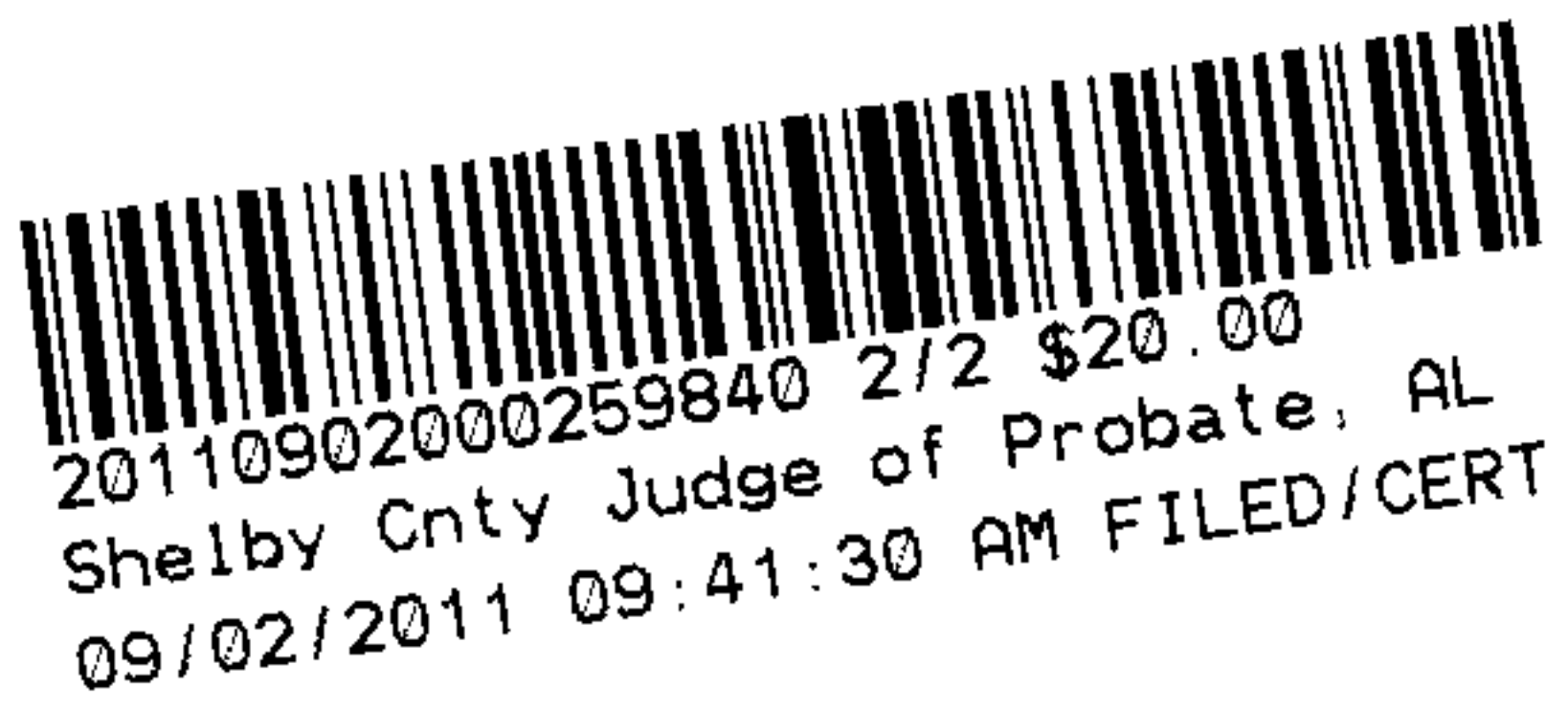


Exhibit A

Legal Description

SURFACE RIGHTS ONLY IN AND TO:

The following lots in the Town of Shelby, according to E .S. Staffords Map of Shelby of 1819, as recorded in Map Book 3 at Page 37 and 47, in the Probate Office of Shelby County, Alabama.

ALL OF BLOCK 4 less and except the west 273 feet; Lots 5, 6, 7, 8, 10 and 20 of BLOCK 116; Lots 7 thru 18, inclusive, of BLOCK 118; Lots 1, 2, 3, 6, 7, 8, 9, 10, 11 and 13 of BLOCK 138.

A part of the Southeast Quarter of the Southeast Quarter (Se1/4-Se1/4) of Section 13, Township 22 South, Range 1 West, and the Southwest Quarter (Sw1/4) of Section 18, Township 22 South Range 1 East, Shelby County, Alabama; being more particularly described as follows: Commence at the Northwest corner of the Sw1/4 of the Sw1/4 of said Section 18 and run S1°03'19"W and along the West boundary of said Section 18 for a distance of 99.92 ft. to a point on the South Right-of-Way margin of County Road 42, and the point of beginning of the parcel described herein; thence run N74°14'35"E and along said South Right-of-Way margin for a distance of 974.42 ft. to a point; thence run S1°26'29"W for a distance of 230.04 ft to a point; thence run N55°42'08"E for a distance of 492.91 ft. to a point; thence run N55°41'29"E for a distance of 74.29 ft. to a point on the West Right-of-Way margin of County Road 47; thence run S1°26'30"W and along said West Right-of-Way margin for a distance of 92.40 ft. to the North margin of an abandoned Railroad (presently Heart of Dixie Railroad); thence run S55°48'01"W and along said North margin for a distance of 1586.12 ft. more or less to its intersection with the East and North boundary of that property recorded in instrument number 2001-11729 (Heart of Dixie Railroad Museum Inc.); thence run N48°01'56"W and along said East and North boundary of said property for a distance of 101.34 ft. to a point; thence continue N71°52'17"W and along said East and North boundary of said property for a distance of 263.84 ft to a point; thence continue N83°39'20"W and along said East and North boundary of said property for a distance of 762.68 ft to a point; thence continue N85°29'41"W and along said East and North boundary of said property for a distance of 303.77 ft. to a point; thence run N1°17'43"E for a distance of 59.84 ft. to a point on the South Right-of-Way margin of County Road 42; thence run N77°51'33"E and along said South Right-of-Way margin for a chord distance of 698.83 ft. to a point; thence run N74°14'35"E and along said South Right-of-Way margin for a distance of 640.27 ft. to the point of beginning, said parcel containing 20 acres more or less.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT to any encroachments, overlaps, boundary line disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.