

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
James S. Ridgeway
150 Ridgeway Ln.
Helena, AL 35080

WARRANTY DEED

\$10,000

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES S. RIDGEWAY, AN UNMARRIED MAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

JAMES S. RIDGEWAY, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE RIDGEWAY LIVING TRUST, DATED JUNE 20, 2012 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.
Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

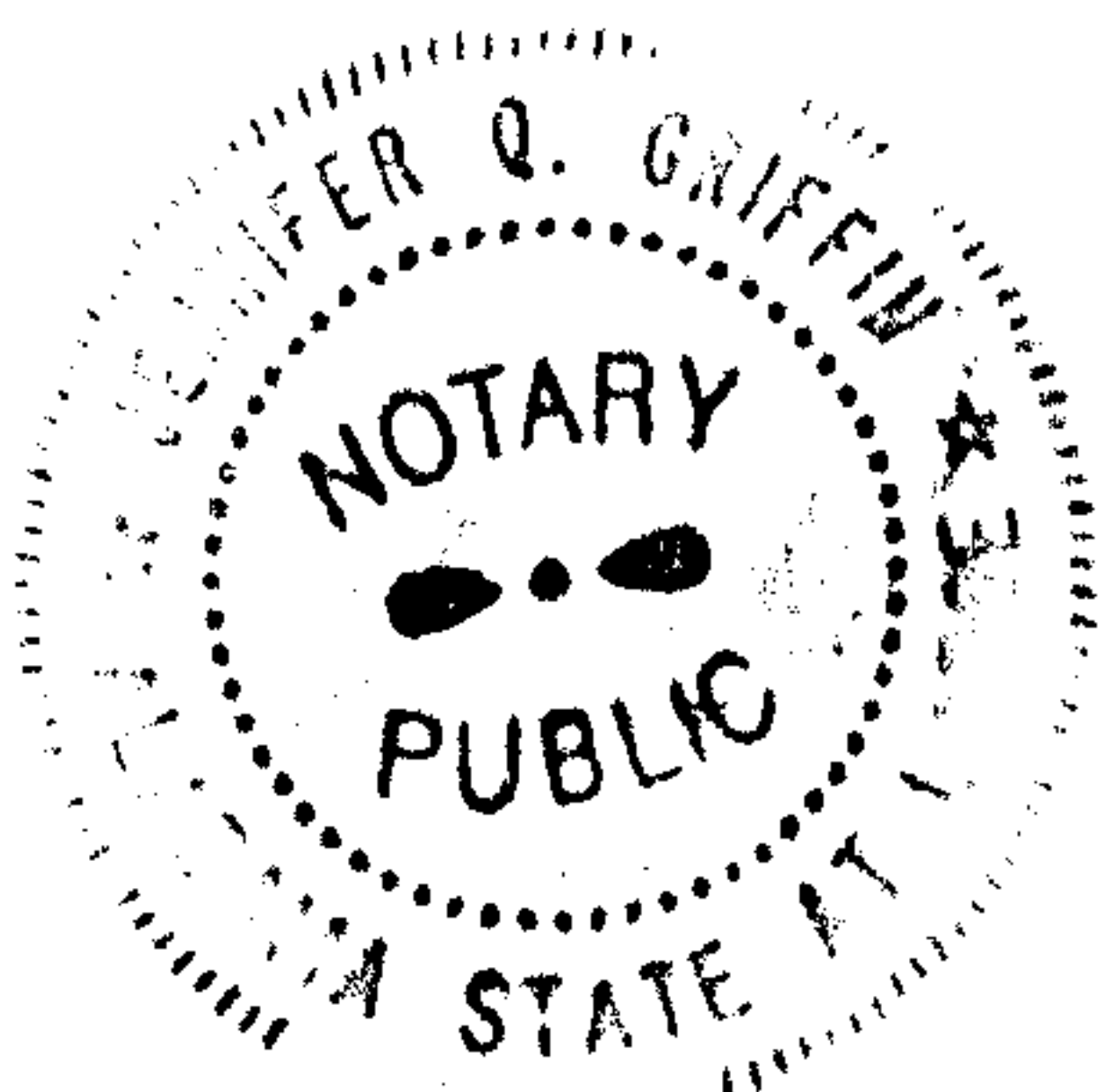
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17 day of July, 2012.

James S. Ridgeway

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that James S. Ridgeway, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 17 day of July, 2012.



Notary Public
My Commission Expires: 10/1/2014

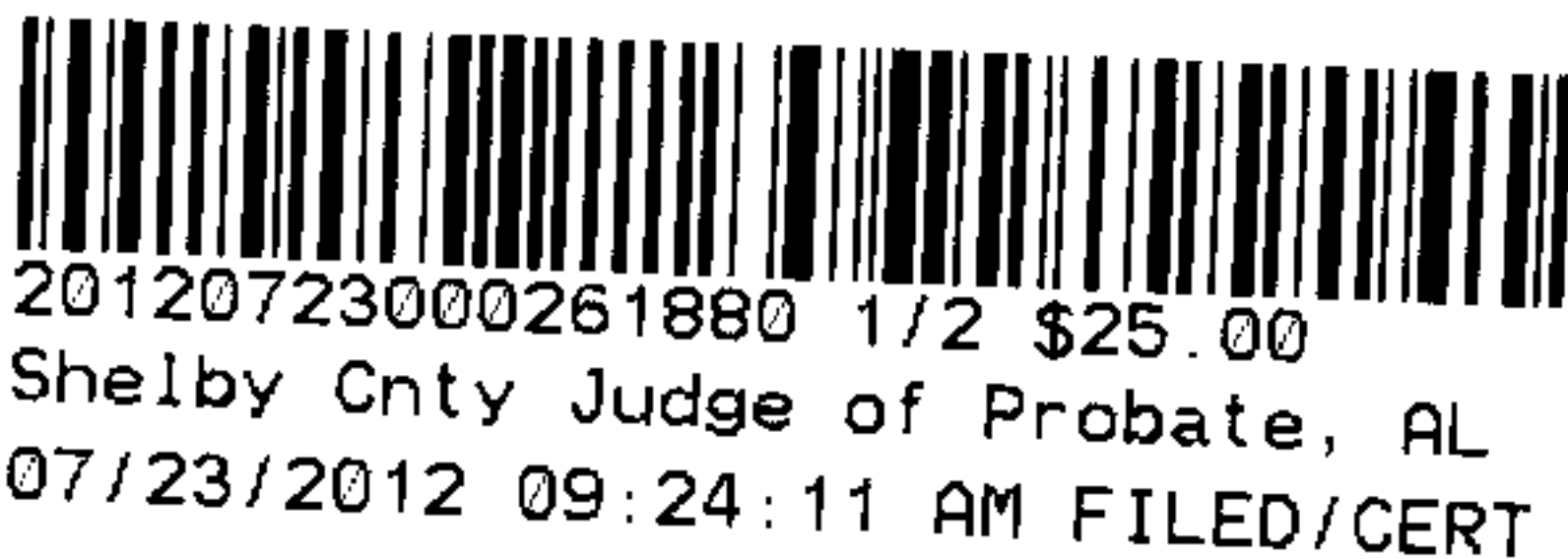


Exhibit "A"

Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West; thence run in a Southerly direction along the West line of said 1/4 - 1/4 section for a distance of 693.52 feet to the Point of Beginning; thence turn an angle to the left of 94°30' and run in an Easterly direction for a distance of 348.55 feet; thence turn an angle to the right of 141°24' and run in a Southwesterly direction for a distance of 79.33 feet; thence turn an angle to the right of 11°03' and run in a Southwesterly direction for a distance of 129.89 feet; thence turn an angle to the left of 9°29' and run in a Southwesterly direction for a distance of 124.62 feet; thence turn an angle to the left of 23°57' and run in a Southwesterly direction for a distance of 81.77 feet; thence turn an angle to the right of 92°49' and run in a Westerly direction for a distance of 50.72 feet to a point on the West line of said 1/4 - 1/4 section; thence turn an angle to the right of 82°10' and run in a Northerly direction along said West line of said 1/4 - 1/4 section for a distance of 246.08 feet to the Point of Beginning.

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

Situated in Shelby County, Alabama.


20120723000261880 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/23/2012 09:24:11 AM FILED/CERT

Shelby County, AL 07/23/2012
State of Alabama
Deed Tax: \$10.00