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

20120723000261890 1/4 $31.00
Shelby Cnty Judge of Probate, AL
07/23/2012 09:24:12 AM FILED/CERT

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.**

**James S. Ridgeway is the surviving Grantee in that certain warranty deeds with right of survivorship recorded at Deed Book 015, Page 183 dated January 11, 1985. The other Grantee, Paula B. Ridgeway, died on or about April 11, 2005. A copy of her death certificate is attached.**

**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.

JENNIFER Q. GRIFFIN NOTARY PUBLIC STATE AT LARGE ALABAMA

Notary Public
My Commission Expires: 10/1/2014

Exhibit "A"

Description of a parcel of land situated in the northwest quarter of the northwest quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:
Begin at the southeast corner of said northwest quarter of northwest quarter and run thence in a westerly direction along the south line of said quarter-quarter section for a distance of 290.00 feet; thence turn an angle to the right of 82 degrees 15 minutes 26 seconds and run in a northerly direction for a distance of 655.27 feet; thence turn an angle to the right of 98 degrees 03 minutes 51 seconds and run in an easterly direction for a distance of 382.00 feet to a point on the east line of said northwest quarter of northwest quarter; thence turn an angle to the right of 90 degrees 00 minutes and run in a southerly direction along said east line of said quarter-quarter section for a distance of 647.11 feet to the point of beginning.

And also, Grantor herein grants a 30 foot wide Easement for access from the West across the parcel bounded on the north by the north line of this parcel extended to the west, being more particularly described as follows:
Begin at the Northwest corner of the above described parcel and run in a southerly direction along the west boundary of this parcel for a distance of 30.3 feet, thence turn right an angle of 98 degrees 03 minutes 51 seconds and run in a westerly direction for a distance of 172 feet more or less to the point of intersection with the east side of a cul-de-sac easement whose description is recorded in Book 353, Page 150, Exhibit "A", Parcel 3, thence turn right and run in a northerly direction along the boundary of said cul-de-sac to the point of intersection with the north boundary of parcel herein conveyed extended to the west, thence turn right and run along said extended boundary line a distance of 226.03 feet, more or less, to the point of beginning.

Also conveyed are easements for ingress and egress over the following described parcels of property, hereinafter described as Parcel 1 and Parcel 3, and as contained in the agreement between Robert and Betty Milam and Joseph P. Sanders, Helen G. Sanders, Edward B. Blackerby, and Joyce Balckerby, as recorded in Deed Book 352, Page 983, in Probate Office of Shelby County, Alabama, hereinafter described as Parcel 2. Said easements shall run with the land.

Parcel 1:
Description of a parcel of land situated in the SW ¼ of the SW ¼ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama and being more particularly described as follows:
From the Southeast corner of the SW ¼ of the SW ¼ run therein, a Westerly direction along the South line of said Quarter-Quarter Section for a distance of 847.45 feet to the point of beginning of the parcel herein described; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 26.17 feet to the Southerly right of way line of Shelby County Highway #13; thence turn an angle to the left of 118 degrees 22 minutes 44 seconds and run in a Southwesterly direction along said Southerly right of way line for a distance of 55.06 feet to the South line of said Quarter-Quarter Section; thence turn an angle to the left 151 degrees 37 minutes and 16 seconds and run in an Easterly direction along said South line for a distance of 48.44 feet to the point of beginning. Said parcel contains 0.015 acres, more or less.
Said easement over this parcel shall be 30 feet wide lying North of Parcel 2, herein, and South of right of way of Shelby County Highway #13.

Parcel 2:
Description of a 30 foot easement for ingress and egress situated in the Northwest Quarter of Section 35, Township 20 South, Range 4 West Shelby County, Alabama, said easement being 15 feet to either side of a centerline which is more particularly described as follows:
From the Northwest corner of said Northwest Quarter of Northwest Quarter run thence in an Easterly direction along the North line of said Quarter-Quarter Section for a distance of 475.29 feet to the point of beginning of the centerline herein described: thence turn and run in a Southeasterly direction along said centerline on the arc of a curve to the left (the tangent of which describes a clockwise angle with the North line of said Quarter-Quarter Section 87 degrees 53 minutes 40 seconds), said curve having a radius of 218.31 feet, a central angle of 47 degrees 02 minutes 12 seconds, and being concave Northeasterly for a distance of 179.21 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 82.54 feet to the point of beginning of a curve to the right; thence continue to run in a Southeasterly direction along said centerline on the arc of said curve to the right, said curve having a radius of 349.74 feet, a central angle of 31 degrees 54 minutes 47 seconds and being concave Southwesterly, for a distance of 194.80 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 156.32 feet to the point of beginning of a turnaround easement for ingress and egress, said point being the end of the 30 foot easement herein described.

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Parcel 3:

Beginning at the Southeasterly terminus of the centerline of a 30.00 foot wide easement hereinabove described in Parcel Two; thence turning a clockwise angle of 90 degrees 00 minutes 00 seconds from the last or Southeasterly 156.32 feet call of said centerline description and running Northeasterly with the end of said Parcel Two 15.00 feet to a point of curve on the right of way line of the aforesaid turnaround for purposes of ingress and egress; thence turning along said right of way line on the arc of a curve to right, said curve being tangent to said Parcel Two, having a radius of 149.83 feet, a central angle of 58 degrees 39 minutes 52 seconds, and being concave Northwesterly, for a distance of 153.41 feet to a point of compound curve; thence running along said right of way line on the arc of said second curve to the right, said curve having a radius of 50.00 feet, a central angle of 243 degrees 51 minutes 20 seconds and being concave Easterly, for a distance of 212.80 feet to a point of reverse curve; thence running along and right of way on the arc of said reverse curve to the left; said curve having a radius of 25.00 feet, a central angle of 109 degrees 05 minutes 17 seconds and being concave Northwesterly, for a distance of 47.60 feet to a point of compound curve; thence running along said right of way line on the arc of said compound curve to the left, said curve having a radius of 119.83 feet, a central angle of 13 degrees 25 minutes 55 seconds and being concave Westerly, for a distance of 28.09 feet to a point located at the end of the Westerly right of way line of the aforesaid 30.00 foot wide easement hereinabove described in Parcel Two; thence turning and leaving said right of way line of said turnaround on a line being radial thereto and running in a Northeasterly direction, with the end of said 30.00 foot easement described in said Parcel Two for a distance of 15.00 feet to the point of beginning.

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

THE FRONT OF THIS DOCUMENT IS PINK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

TYPE IN PERMANENT BLACK INK. DO NOT USE GREEN, RED, OR BLUE INK.

# ALABAMA

## CERTIFICATE OF DEATH

County File Number —

State File Number 101

1. DECEASED—NAME First: Paula Middle: Jean Last (Type last name all capitals): RIDGEWAY
2. DATE OF DEATH (Month, Day, Year): April 11, 2005
3. COUNTY OF DEATH: Lawrence
4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE: Moulton 35650
5. INSIDE CITY LIMITS (Specify Yes or No): No
6. PLACE OF DEATH—HOSPITAL OR OTHER INSTITUTION—(If not in either, give street and number): 1601 Co Rd 217
7. IF HOSPITAL (Specify Inpatient, ER or Outpatient, DOA):
8. OF HISPANIC ORIGIN (Specify Yes or No) If Yes, Specify Cuban, Mexican, Puerto Rican, etc.: No
9. RACE—(Specify American Indian, Black, White, etc.): White
10. SEX: Female
11. AGE: 53 YRS.
12. UNDER 1 YEAR: MOS. DAYS
UNDER 1 DAY: HOURS MINS.
13. DATE OF BIRTH (Month, Day, Year): January 28, 1952
14. DECEASED'S SOCIAL SECURITY NUMBER:
15. EDUCATION (Specify ONLY highest grade completed below): Elementary or High School (0-12): College (1-4 or 5+): 1
16. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced): Married
17. SURVIVING SPOUSE (If wife, give maiden name): James S. Ridgeway
18. Was Decedent ever in Armed Forces (Specify Yes or No): No
19. STATE OF BIRTH (If not in USA, name country): Alabama
20. RESIDENCE—STATE: Alabama
21. COUNTY: Shelby
22. CITY, TOWN, OR LOCATION AND ZIP CODE: Helena 35080
23. INSIDE CITY LIMITS (Specify Yes or No): Yes
24. STREET AND NUMBER: 150 Ridgeway Ln
25. INFORMANT—Name and Address: Leah Hildreth 100 Ridgeway Ln, Helena, AL 35080
26. USUAL OCCUPATION (Give kind of work done during most of working life even if retired): System Administrator
27. KIND OF BUSINESS OR INDUSTRY: Telecommunication
28. FATHER—NAME First: Herman Middle: Leslie Last: Brewington
29. MAIDEN NAME OF MOTHER— First: Sarah Middle: Ann Last: Scruggs
30. DISPOSITION OF BODY (Specify Burial, Cremation, Medical Donation, Hospital Disposal, Other): Burial
31. DATE OF DISPOSITION (Month, Day, Year): 04/14/2005
32. CEMETERY OR CREMATORY—Name: Moulton Memory Gardens
33. LOCATION—(City or Town—State): Moulton Alabama
34. FUNERAL HOME—Name and Address: Elliott Funeral Home 15215 Court St.,Moulton, AL35650
35. FUNERAL DIRECTOR—Signature: Robert Elliott
36. DATE SIGNED BY FUNERAL DIRECTOR: 04/13/2005
37. — Certifying Physician—(Physician certifying cause of death) "To the best of my knowledge death occurred at the time and date, and due to the cause(s) and manner stated."
— Medical Examiner / Coroner "On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, place, and due to the cause(s) and manner stated."
Signature: Charles D Coffey MD
38. DATE SIGNED (Month, Day, Year): 4/13/05
39. TIME AND DATE OF DEATH: 11:45 Am 4/11/05
40. DATE AND TIME PRONOUNCED DEAD (For Coroner/M.E. use only): 11:45 Am 4/11/05
41. NAME AND TITLE OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 46): Charles D. Coffey
42. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 46): 40 Medical Circle, Moulton, AL 35650
43. CERTIFIER LICENSE NUMBER: 12858
44. REGISTRAR— Signature: Beverly Armstrong
For State or County use only
45. DATE FILED (Month, Day, Year): April 14, 2005

## MEDICAL CERTIFICATION

46. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. LIST ONLY ONE CAUSE ON EACH LINE.

| | | APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH |
|---|---|---|
| IMMEDIATE CAUSE (Final disease or condition resulting in death) → | a. Carcinoma Pancreas With Metastasis | |
| | DUE TO (OR AS A CONSEQUENCE OF): | |
| Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST | b. DUE TO (OR AS A CONSEQUENCE OF): | |
| | c. DUE TO (OR AS A CONSEQUENCE OF): | |
| | d. | |

47. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

48. WAS THERE A PREGNANCY IN LAST 42 DAYS? (Specify Yes, No, or Unk.)

49. MANNER OF DEATH (Specify—Accident, Homicide, Suicide, Undetermined Circumstances, Pending Investigation, Natural Cause): Natural Cause

50. AUTOPSY (Specify Yes or No):

51. If yes, were findings considered in determining cause of death? (Specify Yes or No)

52. HOW INJURY OCCURRED (Enter nature of injury in Item 46, Part I or Item 47, Part II)

53. DATE OF INJURY (Month, Day, Year)

54. HOUR OF INJURY M.

55. INJURY AT WORK (Specify Yes or No)

56. PLACE OF INJURY—(Specify at home, farm, street, factory, office building, etc.)

57. LOCATION OF INJURY (Street or R.F.D. No., City or Town, State)

This is a legal record and must be filed within five (5) days after death.

ADPH-HS 2/Rev. 11-93

NAME OF DECEASED

SSN: —

3. —
6. —
19. —
20. —
26. —
27. —
34. —
46. —
49. —
55. —

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This is a true and exact copy of the death certificate filed with the Lawrence County Health Department.

Beverly Armstrong
Signature

April 14, 2005
Date