

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.
Birmingham, AL 35200

20120730000275860 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/30/2012 03:05:26 PM FILED/CERT

WARRANTY DEED

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 AND JAMES VINES, A MARRIED 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.

The above mentioned property does not constitute the homestead of James Vines or his Spouse.

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

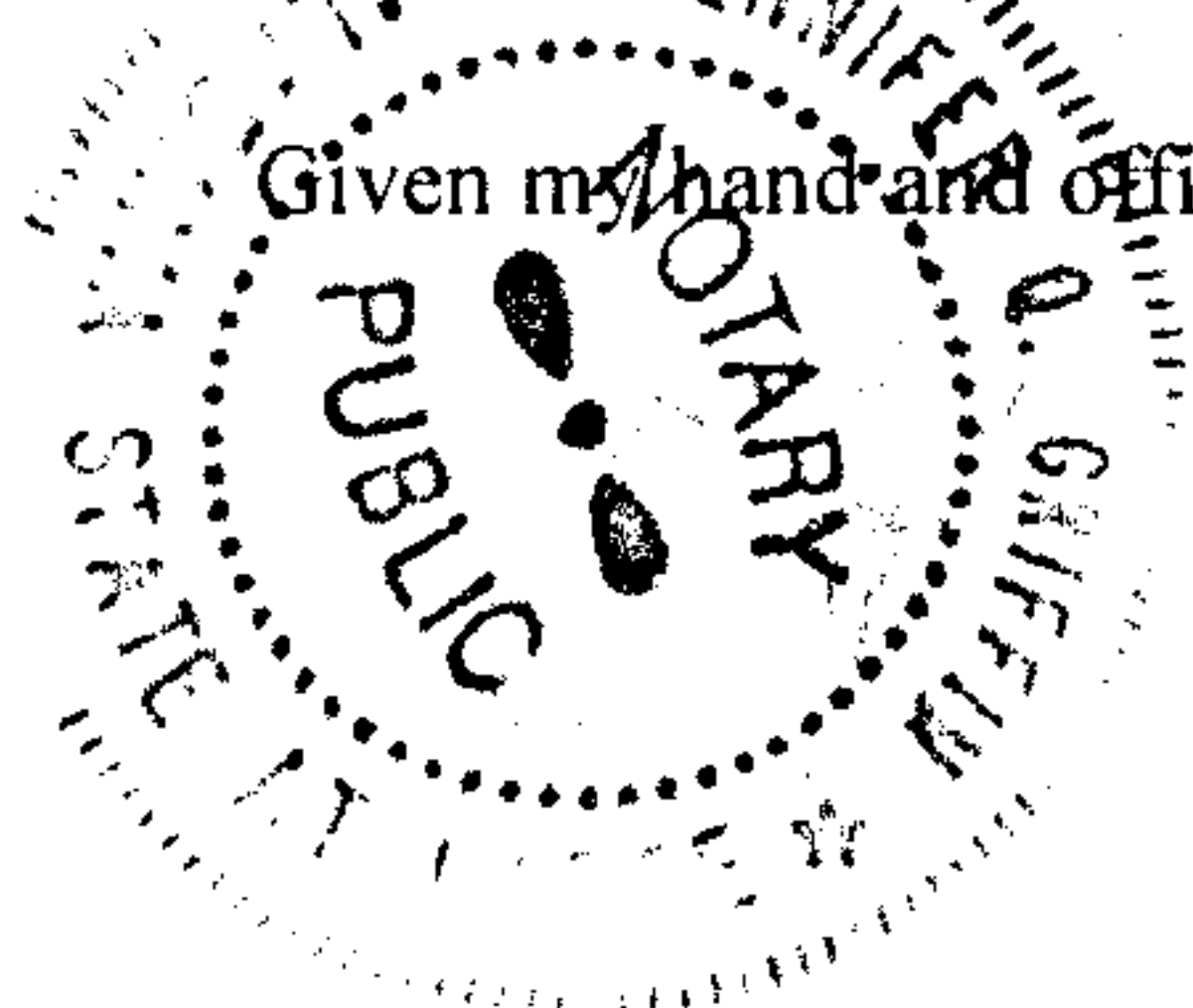
James Vines

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

Jennifer Q. Griffin

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Bobby Davis, a Notary Public in and for said County, in said State, hereby certify that James Vines, 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 19 day of July, 2012.

Notary Public

My Commission Expires: 3/28/2016

Bobby Davis

Exhibit "A"

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:

From the Southwest corner of said Northwest quarter of Northwest quarter, run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 267.49 feet to the point of beginning; thence turn an angle to the left of 68 degrees 43 minutes 40 seconds and run in a Northeasterly direction for a distance of 686.25 feet; thence turn an angle to the right of 64 degrees 20 minutes 52 seconds and run in an Easterly direction for a distance of 100.00 feet to a point on a circle forming a curve to the left with a radius of 50 feet and a central angle of 85 degrees 37 minutes 12 seconds; thence run in a Southeasterly direction along the arc of said circle for a distance of 74.72 feet, the previous call forming an interior angle of 132 degrees 48 minutes 36 seconds with a chord subtending said arc; thence turn radially and run in a Southerly direction for a distance of 600.95 feet to a point on the South line of said Northwest quarter of Northwest quarter; thence turn an angle to the right of 90 degrees 00 minutes and run in a Westerly direction along said South line of said quarter-quarter section for a distance of 398.53 feet to the point of beginning. EXCEPT the North 30 feet of caption lands.

ALSO, conveyed is the right 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. Salders, Edward B. Blackerby and Joyce Blackerty, 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.

Easement for ingress and egress:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West; thence run Easterly along the South line of said 1/4-1/4 section for a distance of 652.91 feet to the Point of Beginning of a 30' easement for ingress and egress lying 15' on each side of the following described line; thence turn an angle to the left of 95 degrees 15 minutes 19 seconds for a distance of 56.70 feet; thence turn an angle to the left of 5 degrees 38 minutes 08 seconds for a distance of 119.36 feet; thence turn an angle to the left of 11 degrees 36 minutes 33 seconds for a distance of 104.68 feet; thence turn an angle to the right of 17 degrees 14 minutes 41 seconds for a distance of 152.41 feet; thence turn an angle to the left of 6 degrees 45 minutes 23 seconds for a distance of 202.88 feet to the end of said easement, said point also being the center line of existing gravel road. Extending and shortening the side lines so as to terminate the property line.



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Shelby County, AL 07/30/2012
State of Alabama
Deed Tax:\$10.00