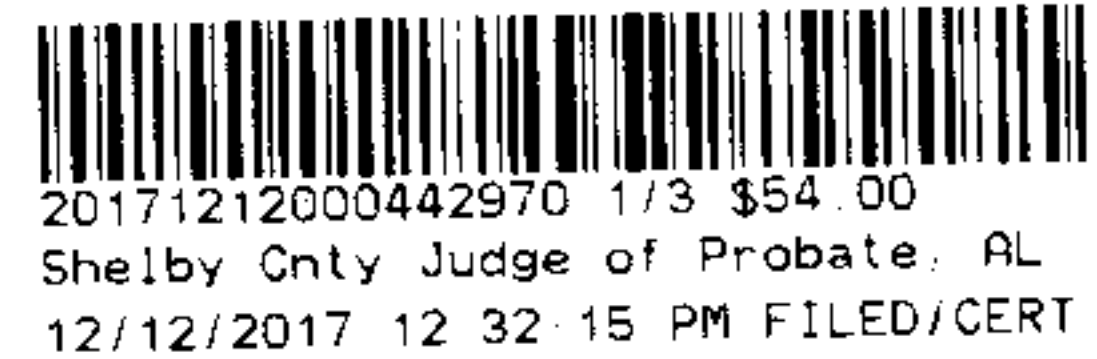


This instrument was prepared by:
Todd McLeroy, Attorney at Law
McLEROY LAW FIRM, LLC
1626 First Avenue SW
Cullman AL 35055

NO TITLE OPINION REQUESTED OR RENDERED.

STATE OF ALABAMA
COUNTY OF SHELBY



**CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Three Thousand and 00/100's Dollars (\$33,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Benedictine Sisters of Cullman, Alabama**, an Alabama nonprofit corporation (Grantor) hereby grants, bargains, sells and conveys unto **John Ridderhoff and Deborah Ridderhoff**, (Grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with the 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 on Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

The Grantor does for itself and for its successors and assigns covenant with the Grantees, their heirs, personal representatives, and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, their heirs, personal representatives, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its undersigned and authorized Prioress and President, Sister Tonette Sperando, O.S.B., hereto sets its signature and seal, this the 7th day of December, 2017.

Benedictine Sisters of Cullman, Alabama

Shelby County, AL 12/12/2017
State of Alabama
Deed Tax: \$33.00

By: Sister Tonette Sperando, O.S.B.
Sister Tonette Sperando, O.S.B.
Its Prioress and President

STATE OF ALABAMA
COUNTY OF CULLMAN

Before me, the undersigned authority, a Notary Public in and for said County in said State, personally appeared Sister Tonette Sperando, O.S.B., whose name as Prioress and President of Benedictine Sisters of Cullman, Alabama, an Alabama nonprofit corporation, is signed to the foregoing conveyance, and who is known to me, and who acknowledged before me on this day that being informed of the contents of the conveyance, she, in her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2017.

Jeri Campbell

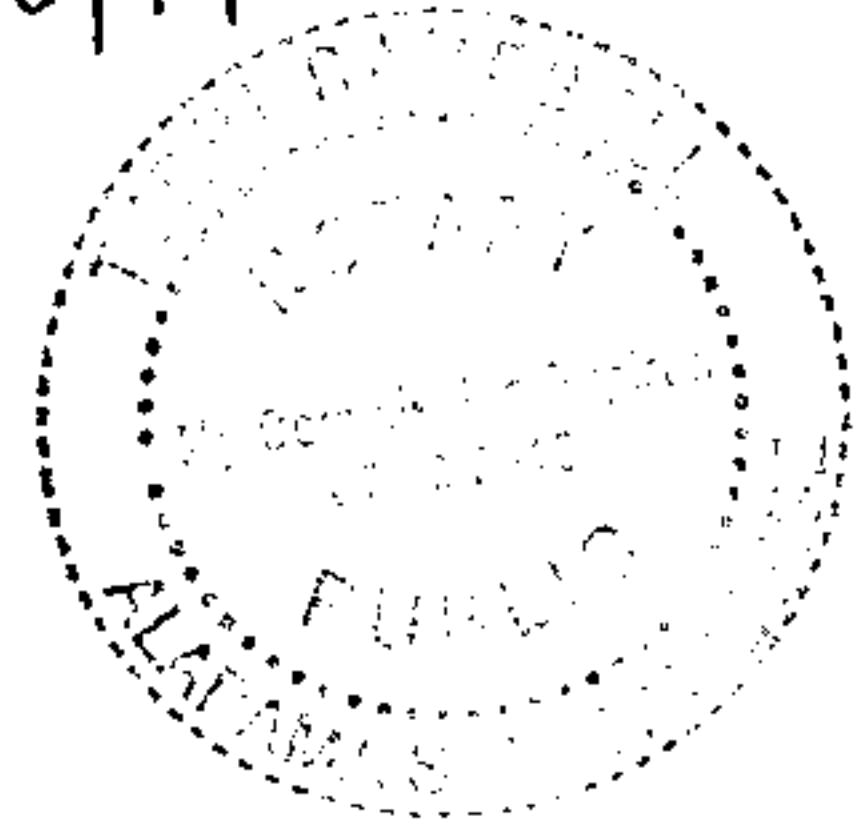
Notary Public

My commission expires: 7/10/19

Address of Grantor: 916 Convent Road NE, Cullman, AL 35055

Address of Grantees: 2342 Highway 336, Chelsea AL 35043

Address of Property:



20171212000442970 2/3 \$54.00
Shelby Cnty Judge of Probate, AL
12/12/2017 12:32:15 PM FILED/CERT

Exhibit A

Two tracts of property in the Northwest Quarter of the Southeast Quarter of Section 14, Township 20 South, Range 02 West, Shelby County, Alabama, more particularly described as:

Tract I:

Begin at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama; thence southerly along the West boundary of said 1/4 - 1/4 section a distance of 300.0 feet; thence Easterly parallel to the North boundary of said 1/4 - 1/4 section a distance of 300.0 feet; thence northerly parallel to the west boundary of said 1/4 - 1/4 section a distance of 300.0 feet to the north boundary of said 1/4 - 1/4 section; thence westerly along said north boundary 300.0 feet to the point of beginning, excepting however, that portion of the Alabama Power Company's interest in right of way lying within the above tract.

Tract II:

Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama; thence Southerly along the West line of said quarter-quarter section 300 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 726 feet; thence 89 degrees 16 minutes left, Easterly 300 feet; thence 90 degrees 44 minutes left, Northerly 726 feet; thence 89 degrees 16 minutes left, Westerly 300 feet to the point of beginning. EXCEPT 30-foot right of way belonging to L & N Railroad, if same crosses subject land. Situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
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