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SEND TAX NOTICE TO:

(Name) Burton & Mary Lou Lungmus
759 Hwy 119 N.
(Address) Montevallo, Al 35115

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 16th Avenue South Suite 300
(Address) Birmingham, Alabama 35205

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charlene H. Scott a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Burton Lungmus and Mary Lou Lungmus

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

The property conveyed by this deed is described on Exhibit "A" attached hereto and made a part hereof

\$132,000.00 of the consideration was paid by and through a purchase money mortgage given to secure a Vendor's Lien in favor of the grantor herein

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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, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seals, this 15 day of May, 19 87

WITNESS:

(Seal)

(Seal)

(Seal)

Charlene H. Scott (Seal)
Charlene H. Scott

STATE OF ALABAMA

COUNTY

I, the undersigned

, a Notary Public in and for said County, in said State,

hereby certify that Charlene H. Scott

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of May, 19 87

Notary Public.

Cahaba Title

EXHIBIT A

A parcel of land situated in the SE 1/4 of Section 16, Township 22 South, Range 3 West, described as follows: Commence at the SE corner of Section 16 and go west along the South boundary of said section for 646.84 feet; thence North 1 deg. 46 min. West for 959.54 feet to the Point of Beginning; thence continue North 1 deg. 46 min. West for 344.00 feet; thence North 29 deg. 41 min. West for 333.10 feet to the South Boundary of Shelby County Highway No. 119; thence South 54 deg. 09 min. West along said boundary for 260.90 feet; thence South 52 deg. 03 min. West along said boundary for 275.00 feet; thence South 50 deg. 26 min. 10 sec. West along said boundary for 42.60 feet; thence South 33 deg. 56 min. 50 sec. East for 273.27 feet; thence South 11 deg. 02 min. 10 sec. East for 109.61 feet; thence South 46 deg. 26 min. 30 sec. West for 36.58 feet; thence North 81 deg. 15 min. 30 sec. East for 495.40 feet to the point of beginning.

Subject to:

Advalorem taxes due October 1, 1987.

Rights outstanding by reason of overhead utility lines on Northern end of subject property as shown on survey of James A. Rigains dated May 4, 1987.

1. Doc. Fee	\$ 33.00
2. Intg. fee	—
3. Recording fee	5.00
4. Indexing fee	1.00
TOTAL	39.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUN -2 PM 12:59

[Signature]
JUDGE OF PROBATE

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