

This instrument was prepared by:

Roy M. Johnson, III
4315 Highway 160
Post Office Box 499
Hayden, Alabama 35079
(205) 647-9400

Send Tax Notice To:

Craig A. Lamar
Loray M. Lamar
Nancy H. Moore

17430 Hwy 255
Columbiana AL 35051

WARRANTY DEED, JOINT TITLE WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy Seven Thousand Five Hundred Dollars and No/100 (\$77,500.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, Damon Folmar and wife, Fran Folmar, (herein referred to as **GRANTORS**), do grant, bargain, sell and convey unto Craig A. Lamar and wife, Loray M. Lamar and Nancy H. Moore, (herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NW¼ of the NE¼ of Section 5, Township 22 South, Range 1 West; thence run East for 660.0 feet to a point on the north line of Alabama Highway #25; thence run South for 71.0 feet to the Point of Beginning, which is on the south right-of-way of said Highway; thence continue South for 231.0 feet to a point; thence run Westerly for 144.0 feet to a point; thence run Northerly for 200.0 feet to a point along the South right-of-way of said highway; thence run North 82 degrees 15 minutes East for 165 feet to the Point of Beginning. This land being in the NW¼ of the NE¼ of Section 5, Township 22 South, Range 1 West, in Shelby County, Alabama, containing 0.76 acres more or less. Subject to utility easements and road rights-of-way of record.

Subject to easements, restrictions, protective covenants and rights-of-way of record and subject to current taxes, a lien but not yet payable.

Subject to mineral and mining rights, if any, previously conveyed. It is the intention of this conveyance to convey said rights if they exist.

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY. TITLE NOT CHECKED BY ATTORNEY. LEGAL DESCRIPTION FURNISHED BY GRANTOR.

TO HAVE AND TO HOLD to said Grantees during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion.

And the undersigned, separately and severally, for the heirs, executors, and administrators of the undersigned, separately and severally covenant with the said Grantees, their heirs and assigns, that the undersigned are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the undersigned has a good right to sell and convey the same as aforesaid; that the undersigned will and 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, the undersigned have hereunto set their hands and seals, this the 29 day of January, 1997.

01/30/1997-03122
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 89.50

Witnesses

Robert Craft
Kenneth Craft

Damon Folmar (SEAL)
Damon Folmar

Fran Folmar (SEAL)
Fran Folmar

THE STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Damon Folmar, husband of Fran Folmar, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January 1997.

June H. Creel
Notary Public
My commission expires 11/18/97

THE STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fran Folmar, wife of Damon Folmar, 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 29th day of January, 1997.

June H. Creel
Notary Public
My commission expires 11/18/97

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