

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

20080808000320070 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
08/08/2008 11:41:53AM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Donald Lundy
3663 Hwy 77
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

#6,000 00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN AND NO/00 (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JAMES W. BELL and wife, KAREN F. BELL, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **DONALD LUNDY and CANDYE LUNDY, (herein referred to as grantee, whether one or more)**, 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:

Begin at the Southeast corner of Lot 1, according to the survey of Larrijo Estates, as recorded in Map Book 24, page 105, in the Probate Office of Shelby County, Alabama; thence run North 89 deg. 37 min. 10 sec. West along the South line of said Lot 1 for 168.65 feet; thence run South 00 deg. 24 min. 29 sec. East for 59.67 feet; thence run North 70 deg. 48 min. 36 sec. East for 178.12 feet to the point of beginning.

Subject to easements and rights of way of record, including the easement for common drive as shown on the survey of Larrijo Estates, as recorded in Map Book 24, page 105, and as further shown by the survey of Kingdom Estates, a re-subdivision of Lot 2 of Larrijo Estates, as recorded in Map Book 31, Page 50, in the Probate Office of Shelby County, Alabama.

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

And GRANTOR does for GRANTOR and for GRANTORS heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will, and GRANTOR'S 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 and seal this 18th day of July, 2008.

Shelby County, AL 08/08/2008
State of Alabama

Deed Tax: \$6.00

James W. Bell
James W. Bell

Karen F. Bell
Karen F. Bell

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that James W. Bell and Karen F. Bell, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July, 2008.

Wallace, Ellis, Fowler & Head
Notary Public

My commission expires: 10/6/08