

BOOK 316 PAGE 113

This instrument prepared by  
(Name) William J. Wynn 335  
(Address) 621 City Federal Bldg., Bham, Al. 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Thousand & no/100-----DOLLARS

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

Wendell Carr & wife, Audrey Carr  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donna Lombard  
(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:

Begin at the Northeast corner of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 25, Township 19 South, Range 3 West, thence run East along the North line of said SE $\frac{1}{4}$  of SE $\frac{1}{4}$  a distance of 470.20 feet; thence turn right an angle of 140 degrees 16 minutes 30 seconds a distance of 174.50 feet for point of beginning, thence turn left an angle of 71 degrees 20 minutes a distance of 316.66 feet; turn right an angle of 75 degrees 09 minutes 30 seconds a distance of 206.86 feet; turn right an angle of 76 degrees 38 minutes a distance of 67.05 feet; turn right an angle of 35 degrees 42 minutes a distance of 248.47 feet; turn right an angle of 63 degrees 50 minutes a distance of 208.81 feet to point of beginning; being in SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 25, Township 19 South, Range 3 West. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

19781108000149930 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
11/08/1978 12:00:00AM FILED/CERT

Subject to:

1. Ad Valorem taxes due and payable October 1, 1979.
2. Right of way to Alabama Power Company recorded in Volume 240, Page 429 in the Probate Office of Shelby County, Alabama.

\$15,000.00 being in form of mortgage loan closed simultaneously herewith.

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 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, we have hereunto set OUR hand(s) and seal(s), this 3 day of November, 1978.

WITNESS:

(Seal) Wendell Carr (Seal)  
Wendell Carr  
(Seal) Audrey Carr (Seal)  
Audrey Carr

STATE OF ALABAMA }  
Jefferson COUNTY } General Acknowledgment

I, William J. Wynn, a Notary Public in and for said County, in said State, hereby certify that Wendell Carr & wife, Audrey Carr whose name s 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 3 day of November A. D., 1978

William J. Wynn  
Notary Public.