

This instrument prepared by

(Name) Max Pope  
1522 City Federal Building  
(Address) Birmingham, Alabama 35203



This furnished by  
1669  
Jefferson Land Title Services Co., Inc.  
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
Mississippi Valley Title Insurance Company  
J 37669

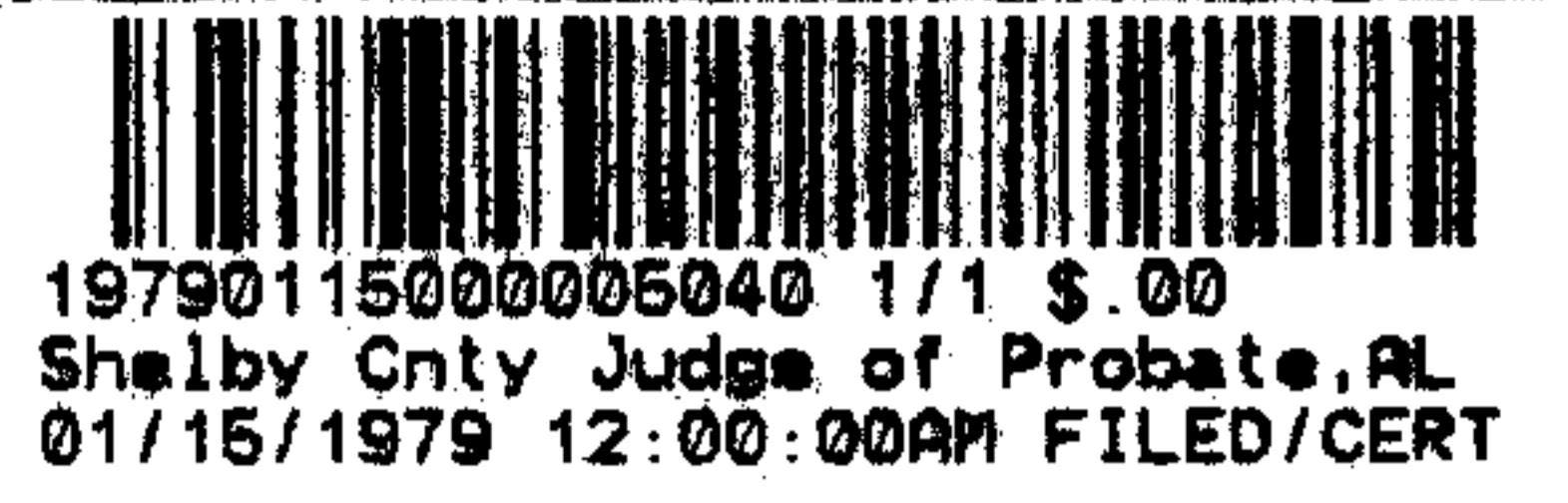
432.50

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

That in consideration of Thirty Thousand and no/100 (\$30,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
L.A. Britt, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Lawrence J. Lemak and wife, Georgine A. Lemak



(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 Northwest corner of the NW 1/4 of the SE 1/4 of Section 6, Township 19 South, Range 1 West and run South along the West line thereof for 622.33 feet to the point of beginning of the parcel described herein; then continue South along the last stated course for 447.74 feet to a point; thence turn left 90 degrees 21 minutes and run East for 460.77 feet to a point on the Westerly right-of-way line of Cahaba Valley Road; thence turn left 59 degrees 52 minutes and run Northeasterly along said right-of-way line for 178.45 feet to a point; thence turn left 91 degrees 57 minutes and run Northwesterly for 621.26 feet to the point of beginning. Said parcel of land contains 3.64 acres.

This property is conveyed subject to the following: 1. Ad valorem taxes due and payable October 1, 1979. 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Volume 8, Page 134. 3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 124, Page 516 and Deed Volume 124, Page 567. 4. Right of Way and rights in connection therewith as granted to Shelby County, Alabama, for roadway, as set forth in instrument recorded in Deed Book 135, Page 53. 5. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded servitudes or easements, any matters not of record which would be disclosed by an accurate survey and inspection of the property, and easements or other uses of subject property not visible from the surface.

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, I have hereunto set MY hand(s) and seal(s), this 5th day of January, 1979.

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS (Seal)

L.A. Britt (Seal)

1979 JAN 15 AM 9:00 (Seal)

3000 (Seal)  
150  
100

Thomas P. Snowden, Jr. JUDGE OF PROBATE

3250

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L.A. Britt, an unmarried man, 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 5th day of January, A. D., 1979

BOOK 317 PAGE 251