

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

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Shelby Cnty Judge of Probate, AL  
04/01/1980 00:00:00 FILED/CERTIFIED

Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN HUNDRED & NO/100 (\$1500.00) DOLLARS plus the execution of purchase money mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C. E. Fondren and wife, Mary Lee Fondren

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

✓ Johnnie F. Junkins and wife, Donna Junkins

(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:

A parcel of land lying in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 5, and in the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 6 all in Township 22, Range 3 West, more particularly described as follows: Commence at the NW corner of the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 6, Township 22, Range 3 West; thence East along the quarter quarter section line a distance of 225.00 feet to a point in the center of Sulphur Springs Branch for the point of beginning; thence continue East a distance of 1095.50 feet to a point at an old iron pin; thence South a distance of 910.70 feet to the center of said Sulphur Springs Branch; thence Northwesterly along the center of said branch 1476.00 feet more or less to the point of beginning.

Also, Commencing at the NW corner of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; thence Eastward a distance of 659.50 feet to the point of beginning; thence turn an angle of 82 deg. 02" to the right for a distance of 1280.0 feet more or less to a point in the center of McHenry Creek; thence Northwesterly up said centerline of said Branch for a distance of 350.0 feet more to a point; thence Northerly a distance of 910.70 feet to the point of beginning. Said land being situated in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 5, Township 22 South, Range 3 West, Shelby County, Alabama.

Mineral and mining rights excepted.

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 28th day of March, 1980.

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED  
1980 APR -1 AM 9:44  
JUDGE OF PROBATE  
C. E. Fondren (Seal)  
Mary Lee Fondren (Seal)  
400 (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. E. Fondren and wife, Mary Lee Fondren 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 28th day of March, A. D., 1980.

Notary Public

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