

62
This instrument was prepared by

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Form 1-1-5 Rev. 1-66

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



19810618000067210 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/18/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and no/100 (\$9,000.00) DOLLARS

and the execution of a purchase money mortgage recorded simultaneously herewith to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Clint Johnson and wife, Gladys Johnson

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

Frank E. Lindstrom, Jr. and wife, Shelley G. Lindstrom

(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 part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and a part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East, and being more particularly described as follows:

TRACT #1: Being all that part Block 29, Section 19, in Birmingham Acreage Company's Second Survey, lying North of Sterrett-Kelly Creek Road, and being more particularly described as follows: Begin at the NE corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East; thence West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section 649.90 feet to the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence South 0 deg. 47' East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section 636.62 feet to the Northerly right of way of Sterrett- Kelly Creek Road; thence South 88 deg. 36' 43" East along said right of way, 652.21 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 0 deg. 57' West 652.45 feet to the point of beginning. Containing 9.63 Acres.

TRACT #2: Commence at the NE corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East; thence West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section 649.90 feet to the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section and the point of beginning of tract herein described; thence South 0 deg. 47' East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ 636.62 feet to the Northerly right of way of Sterrett- Kelly Creek Road; thence South 89 deg. 55' 13" West along said right of way, 194.21 feet; thence North 0 deg. 30' 13" East 342.49 feet; thence North 1 deg. 34' 24" West 324.43 feet; thence South 81 deg. 07' 22" East 193.63 feet to the point of beginning. Containing 2.83 Acres. Situated in a part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$.

According to survey of F. W. Meade, Land Surveyor #9124, dated May 22, 1981.

Subject to ad valorem taxes for 1981 and subsequent years.

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 18th day of June, 19 81

WITNESS:

Deed TAX 9.00 (Seal)

Sec 1.50

Ind 1.00

11.50 JUN 18 PM 12:47 (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority

hereby certify that Clint Johnson and wife, Gladys Johnson a Notary Public in and for said County, in said State, 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 18th day of June, A. D., 19 81

Mike T. Atchison Notary Public.
My Commission Expires 11-01-84