

This instrument was prepared by

This instrument prepared without examination of title or certification to correctness of legal description

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P O Box 1227, Columbiana, Alabama 35051

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 ONE and NO/100 (\$1.00) - - - - - DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LEXIE H. LYNN PARKER, a widow,

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

A. D. LYNN and wife, SHIRLEY V. LYNN,

(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:

That part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, and thence run Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 82.0 feet to a point; thence 31 degrees 41 minutes left and run Southeasterly 467.14 feet to a point on the West right-of-way line of Shelby County Highway No. 43; thence run Northeasterly along a highway curve to the right along said right-of-way line an arc distance of 512.86 feet to a point; thence run West-Northwesterly 619.73 feet to the point of beginning, containing 3.27 acres marked on the corners with iron pins, according to the survey of Joseph E. Conn, Jr., Registered Land Surveyor No. 9049, dated August 11, 1982.

Subject to all rights-of-way and easements of record and to ad valorem property taxes for 1982 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, I have hereunto set my hand(s) and seal(s), this 5th day of February, 1983.

Lexie H. Parker

WITNESS:

Alleged tax 50
Rec 1.50
Ind 1.00
3.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS DOCUMENT WAS FILED
1983 MAY -2 AM 9:44

Lexie H. Lynn Parker

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lexie H. Lynn Parker, a widow, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, A. D. 1983.

Rt 1 Box 49-1
Hanover, Ala
35126

Notary Public
Commission Expires 10/8/84

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