

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: ✓

(Name) Johnny Givhan Lemley(Address) Rt. 3, Box 136Calera, Alabama 35040

MINIMUM VALUE: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Johnny Givhan Lemley, a/k/a Johnny G. Lemley, the husband of Katie Ann Lemley (herein referred to as grantors) do grant, bargain, sell and convey unto Johnny Givhan Lemley and wife, Katie Ann Lemley

(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, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the NW corner of Section 3, Township 24 North, Range 13 East and proceed South along the West line of said Section a distance of 880 feet to a point where the said West line of said Section intersects the right-of-way of Alabama Highway 25 for the point of beginning and thence proceed Easterly along the right-of-way of the said Alabama Highway 25 a distance of 174 feet. Thence proceed Southwesterly 384 feet to the 40 line; thence proceed Westerly along said 40 line a distance of 315 feet to a 40 line corner. Thence proceed North 250 feet to the intersection of the aforesaid Alabama Highway 25, situated in Shelby County, Alabama.

Dunwar Estates, Lot 4, Block 1, located in Section 3, Township 24 North, Range 13 East, situated in Shelby County, Alabama.

BOOK 302 PAGE 441

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JUL 27 AM 9:53

NOTARY PUBLIC

1	1.00
2	2.50
3	3.00
4	1.00
Total	7.50

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 for such survivor forever.

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 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 20th day of February, 19 90

WITNESS

(Seal)

Johnny Givhan Lemley (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnny Givhan Lemley 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 20th day of February A.D., 19 90