

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1994-34877

11/23/1994-34877

02:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 10.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND & NO/100---- (\$80,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James W. Dawson and wife, Margaret C. Dawson (herein referred to as grantors), do grant, bargain, sell and convey unto Numan W. Lambert and wife, June A. Lambert (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AT EXHIBIT "A".

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$75,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 46 Cherry Lane Alabaster, Alabama 35007

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 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 stated 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 hands and seals, this 18th day of November, 1994.


James W. Dawson (SEAL)


Margaret C. Dawson (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that James W. Dawson and wife, Margaret C. Dawson 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 18th day of November A.D., 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95


Notary Public

EXHIBIT "A"

*Land
MCD*

A parcel of land in the NW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said 1/4-1/4 Section; thence run West along the north line of said 1/4-1/4 Section 119.54 feet; thence turn left 92 deg. 57 min. 56 sec. and run Southeasterly 190.65 feet to the point of beginning; thence turn right 97 deg. 54 min. 17 sec. and run Northwesterly 135.88 feet; thence turn left 19 deg. 56 min. 09 sec. and run Southwesterly 93.11 feet; thence turn left 73 deg. 24 min. 21 sec. and run Southerly 182.68 feet; thence turn left 90 deg. 00 min. 00 sec. and run Southeasterly 190.65 feet; thence turn left 01 deg. 33 min. 52 sec. and run Southeasterly 50.20 feet; thence turn left 92 deg. 00 min. 05 sec. and run Northwesterly 200.62 feet to the point of beginning.

Also, a 20 foot easement for ingress and egress, 10 feet on each side of the following described centerline; Commence at the Northwest corner of the above described parcel of land; thence run Southerly along the West line of said parcel 12.20 feet to the point of beginning of said centerline; thence turn right 86 deg. 36 min. 09 sec. and run Westerly 287.75 feet to a point on the East right of way of Alabama Highway #119 and the end of said centerline.

All being situated in Shelby County, Alabama.

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