

This Form furnished by:

This instrument was prepared by

(Name) Joel C. Watson, Attorney
P.O. Box 987
(Address) Alabaster, Alabama 35007



Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pellham, Alabama 36124
Phone (205) 988-5800
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Nine Thousand and no/100s DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Beatrice D. Artale, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Lynn, Jr. and Becky M. 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:

See Exhibit "A" attached for legal.

Subject to easements, restrictions and rights of way of record.

Sixty Nine Thousand of the above consideration was paid by purchase money note and 1st Mortgage executed simultaneously herewith.

This is not the homestead of the grantor.

1995-34957

12/06/1995-34957
03:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCJ 21.00

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, Beatrice D. Artale have hereunto set 29th hand(s) and seal(s), this day of Nov., 1995

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

Beatrice D. Artale
Beatrice D. Artale

(Seal)
(Seal)
(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 Beatrice D. Artale

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 29th day of

Nov

A. D. 1995

Joel C. Watson
Notary Public

LEGAL DESCRIPTION

From the Southwest corner of Section 9, Township 19 South, Range 2 East, run thence East along the South boundary of said Section 9 a distance of 1335.02 feet; thence turn 91 degrees 40 minutes 32 seconds left and run 561.56 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 93.18 feet to a point on the Easterly boundary of County Highway #81; thence turn 40 degrees 05 minutes 42 seconds right and run 99.41 feet along said highway boundary; thence turn 07 degrees 37 minutes 50 seconds left and run 100.41 feet along said highway boundary; thence turn 03 degrees 54 minutes 08 seconds left and run 100.67 feet along said highway boundary; thence turn 03 degrees 50 minutes 20 seconds left and run 19.50 feet along said highway boundary; thence turn 75 degrees 28 minutes 16 seconds right and run 419.98 feet; thence turn 78 degrees 24 minutes 01 seconds left and run 209.90 feet; thence turn 78 degrees 24 minutes 01 seconds right and run 1075.07 feet to a point in the center of Blue Spring Branch; thence turn 157 degrees 24 minutes 14 seconds right and run 29.84 feet along said branch centerline and the following courses; 57 degrees 24 minutes 33 seconds left for 37.04 feet; 64 degrees 51 minutes 51 seconds left for 64.0 feet; 08 degrees 04 minutes 40 seconds left for 50.0 feet; 79 degrees 51 minutes 41 seconds left for 62.73 feet; 70 degrees 04 minutes 03 seconds right for 77.56 feet; 34 degrees 00 minutes 54 seconds left for 68.70 feet; 72 degrees 08 minutes 49 seconds right for 61.81 feet; 47 degrees 36 minutes 23 seconds right for 135.36 feet; 83 degrees 24 minutes 11 seconds left for 140.19 feet; 93 degrees 32 minutes 51 seconds left for 69.76 feet; 40 degrees 37 minutes 10 seconds right for 64.32 feet; 76 degrees 34 minutes 50 seconds right for 50.01 feet; 67 degrees 21 minutes 57 seconds right for 56.97 feet; 55 degrees 11 minutes 29 seconds left for 50.38 feet; thence turn 34 degrees 42 minutes 59 seconds right and run 101.96 feet along said branch centerline to a point on an accepted property line; thence turn 85 degrees 14 minutes 10 seconds right and run 743.91 feet; thence turn 00 degrees 01 minutes 36 seconds right and run 1100.42 feet; thence turn 00 degrees 08 minutes 26 seconds right and run 300.28 feet to the point of beginning of herein described parcel of land.

Artale to Lynn
Exhibit "A"

Inst # 1995-34957

12/06/1995-34957
03:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00