

This Instrument was prepared by:
Roy M. Johnson, III
4315 Highway 160
Post Office Box 499
Hayden, Alabama 35079
(205) 647-9400

Send Tax Notice To:
Choyce Stephen Freeman
Christina W. Freeman
34 Hwy. 32
COLUMBIA, AL, 35051

WARRANTY DEED, JOINT TITLE WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, Mike Lamar and wife, Juanita Lamar, and Charles O. Tidmore and wife, Joyce Tidmore, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto Choyce Stephen Freeman and wife, Christina W. Freeman, (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:

Begin at the Southeast corner of the Southwest Quarter of Northeast Quarter of Section 11, Township 20 South, Range 1 West, and run North 0 degrees 31 minutes 03 seconds West along the East line of said quarter-quarter section 558.86 feet to a point on the Southeasterly right of way of Shelby County Highway #32, thence run South 51 degrees 43 minutes 45 seconds West along said right of way 341.32 feet to the point of a curve to the left, said curve having a central angle of 33 degrees 50 minutes 34 seconds and a radius of 1135.88 feet, said curve being subtended by a chord which bears South 34 degrees 48 minutes 26 seconds West for 661.22 feet; thence run Southwesterly along said right of way and along the arc of said curve, 670.93 feet to the end of said curve; thence run South 17 degrees 53 minutes 09 seconds West 255.02 feet to a point on a conditional line; thence run North 88 degrees 19 minutes 56 seconds East along said conditional line, 677.80 feet to a point on a conditional line; thence run North 6 degrees 59 minutes 02 seconds East along said conditional line, 421.58 feet to the point of beginning, said property being located in Shelby County, Alabama.

LESS AND EXCEPT a parcel described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Southeast Quarter, Section 11, Township 20 South, Range 1 West, and run South 6 degrees 59 minutes 20 seconds West 421.58 feet; thence South 88 degrees 19 minutes 56 seconds West and run 677.8 feet to the East right of way of County Road 32; thence North 17 degrees 53 minutes 09 seconds East and run along said right of way 105.0 feet to the point of beginning; thence continue along last described course 100.0 feet; thence South 72 degrees 06 minutes 51 seconds East and run 100.0 feet; thence South 17 degrees 53 minutes 09 seconds West and run 100.0 feet; thence North 72 degrees 06 minutes 51 seconds West and run 100.0 feet to the point of beginning.

ALSO LESS AND EXCEPT the following described parcel:

Commence at the SE Corner of the NW ¼ of the SE ¼ of Section 11, Township 20 South, Range 1 West; thence North 0 degrees 31 minutes 03 seconds West along the easterly boundary of said ¼-¼ section a distance of 191.23 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 367.70 feet to a point on the southeasterly right-of-way line of Shelby County Highway No. 32 (80 foot right-of-way); thence South 51 degrees 31 minutes 53 seconds West along said right-of-way line a distance of 332.19 feet; thence South 58 degrees 33 minutes 39 seconds East a distance of 308.73 feet to the Point of Beginning.

Subject to mineral and mining rights, easements and reservations contained in that certain deed dated December 19, 1906, from Saginaw Lumber and Lumber Company, recorded in Volume 331, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, protective covenants and rights-of-way of record and subject to current taxes, a lien but not yet payable.

Subject to mineral and mining rights, if any, previously conveyed. It is the intention of this conveyance to convey said rights if they exist.

THIS DEED IS SUBJECT TO A LIFE ESTATE WHICH IS HEREBY GRANTED TO MIKE LAMAR AND WIFE, JUANITA LAMAR, SEPARATELY AND SEVERALLY, DURING THEIR RESPECTIVE LIFETIMES.

TO HAVE AND TO HOLD to said Grantees 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.

And the undersigned, separately and severally, for the heirs, executors, and administrators of the undersigned, separately and severally covenant with the said Grantees, their heirs and assigns, that the undersigned are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that

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the undersigned have a good right to sell and convey the same as aforesaid; that the undersigned will and 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, the undersigned hereunto set their hands and seals, this the 8 day of Jan, 1997.

Roy Johnson
Witness

Mike Lamar (SEAL)
Mike Lamar

Roy Johnson
Witness

Juanita Lamar (SEAL)
Juanita Lamar

Roy Johnson
Witness

Charles O. Tidmore (SEAL)
Charles O. Tidmore

Roy Johnson
Witness

Joyce Tidmore (SEAL)
Joyce Tidmore

THE STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mike Lamar, husband of Juanita Lamar, 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 8 day of Jan, 1997.

Roy Marvin Johnson
Notary Public
My commission expires 4-23-2000

THE STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Juanita Lamar, wife of Mike Lamar, 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 8 day of Jan, 1997.

Roy Marvin Johnson
Notary Public
My commission expires 4-23-2000

THE STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles O. Tidmore, husband of Joyce Tidmore, 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 8 day of Jan, 1997.

Roy Marvin Johnson
Notary Public
My commission expires 4-23-2000

THE STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joyce Tidmore, wife of Charles O. Tidmore, 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 8 day of Jan, 1997.

Roy Marvin Johnson
Notary Public
My commission expires 4-23-2000

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