

THIS INSTRUMENT WAS PREPARED BY:  
DOUGLAS L. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 380345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
JAMES LEWIS and wife, HATTIE LEWIS  
POST OFFICE BOX 172  
HARPERSVILLE, ALABAMA 35078

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FORTY THOUSAND AND NO/100 (\$40,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, NATHANIEL S. STAMPS and wife, MICHELE K. STAMPS, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JAMES LEWIS and wife, HATTIE LEWIS, (herein referred to as Grantees) as joint tenants 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:

A parcel of land in the West 1/2 of NW 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 2 East, thence run South 87 deg. 30 min. West along the South line of said 1/4-1/4 for 229.83 feet to a point on the Northeast right of way of U.S. Highway No. 280; thence run North 56 deg. 20 min. West along the Northeast right of way for 1968.0 feet; thence run North 36 deg. 15 min. West along the Northeast right of way of Chancellor's Ferry Road for 366.4 feet to the point of beginning; thence continue along the last described course for 243.0 feet; thence run North 83 deg. 12 min. East along the South right of way of Kymulga Ferry Road for 309.79 feet; thence run South 28 deg. 21 min. East for 91.55 feet; thence run South 53 deg. 45 min. West for 257.14 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 1998, which are a lien but not yet due and payable until October 1, 1998.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 140, Page 88 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 139, Page 552 and Deed Book 129, Page 257 in Probate Office.
4. Right(s)-of-Way(s) granted to State of Alabama by instrument(s) recorded in Deed Book 342, Page 81 in Probate Office.
5. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 114, Page 472 in Probate Office.

\$35,350.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our

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SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 16.00

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 30TH day of OCTOBER, 1997.

Nathaniel S. Stamps  
NATHANIEL S. STAMPS  
Michele K. Stamps  
MICHELE K. STAMPS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that NATHANIEL S. STAMPS and wife, MICHELE K. STAMPS, 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 30TH day of OCTOBER, 1997.

Fred O. G.  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Aug. 13, 2001.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 1997-36192

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