

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
P.O. Box 119  
Montevallo, AL 35115-0091  
205/665-5102  
205/665-5076

Send Tax Notice to: J. K. Cunningham, Jr.  
(Name) \_\_\_\_\_  
(Address) 565 Spring Creek Road  
Montevallo, AL 35115

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, (\$1.00) 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,  
J. K. Cunningham, Jr. and wife, Nettie B. Cunningham  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Marshel Roy Cunningham and Linda Ann Lakeman  
(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:

Commence at the Northeast corner of Fractional Section 28, Township 24 North,  
Range 12 East; thence run South along the East line of Section 28 for 236.89';  
thence turn an angle to the right of 64 deg. 18' 50" and run Southwest for  
177.26' to a point on the North R/W of Shelby Co. Rd. 12; thence continue along  
the last described course along the North R/W for 717.72'; thence turn an angle  
to the left of 00 deg. 01' 29" and run along the North R/W for 300.33' to the  
point of beginning; thence turn an angle to the right of 00 deg. 02' 25" and  
run Southwest along the North R/W for 481.14'; thence turn an angle to the  
right of 86 deg. 17' 23" and run NW for 331.60'; thence turn an angle to the  
left of 02 deg. 58' 08" and run NW for 449.88'; thence turn an angle to the  
left of 15 deg. 39' 40" and run NW for 199.64'; thence turn an angle to the  
left of 00 deg. 01' 10" and run NW for 226.68'; thence turn an angle to the  
right of 03 deg. 51' 30" and run NW for 221.40' to the center of Shoal Creek;  
thence turn an angle to the right of 142 deg. 57' 43" and run SE along the  
center of Shoal Creek for 467.76'; thence turn an angle to the left of 27 deg.  
23' 23" and run NE along the center of Shoal Creek for 197.65'; thence turn an  
angle to the right of 72 deg. 16' 30" and run SE for 560.75'; thence turn an  
angle to the right of 00 deg. 00' 50", and run SE for 551.37' to the point of  
beginning.

THE LEGAL DESCRIPTION HEREIN CONTAINED WAS DERIVED PURSUANT TO THAT SURVEY  
CONDUCTED BY STEVEN H. GAY, REG. NO. 17522, ON JANUARY 14, 1998.

GRANTORS HEREIN DO HEREBY RESERVE A LIFE ESTATE IN THE ABOVE-DESCRIBED REAL  
ESTATE, FOR AND DURING THE TERM OF THE LIVES OF EACH OF THEM.

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, WE have hereunto set OUR hand(s) and seal(s), this 21st  
day of January, 19 98

WITNESS

(Seal)

(Seal)

(Seal)

J. K. Cunningham, Jr.  
J. K. Cunningham, Jr.

Nettie B. Cunningham

Nettie B. Cunningham

Nettie B. Cunningham

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 J. K. Cunningham, Jr. and wife, Nettie B. Cunningham  
whose name s 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 21st day of January, A.D. 19 98

9/13/2001  
My Commission Expires

Notary Public

02/11/1998-04631  
134108-666  
AM CERTIFIED  
09:27 AM  
SHELBY COUNTY JUDGE OF PROBATE

Inst # 1998-04631