

**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 One Hundred Seventy Eight Thousand Five Hundred and 00/100-----(\$178,500.00) in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, Bobby Ray Sellers, Jr. and wife, Tracy L. Sellers, as **GRANTORS** do hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto Fred New, a single person and Pamela Headley, a single person, (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 the County of Shelby and State of Alabama, to-wit:

Lot 13 A , according to the proposed resurvey of Lots 12, 13, and 14 of Murphy's Fishing Camp, being more particularly described as follows:

Commence at the Southeast corner of Section 2, Township 24 North, Range 15 East, thence run North along the East line thereof for 1064.00 feet; thence 90 degrees 00 minutes 00 seconds left run West for 240.00 feet; thence 90 degrees 3 minutes 21 seconds right run Northerly for 263.00 feet to the point of beginning; thence 359 degrees 59 minutes 53 seconds right run Northerly for 119.50 feet; thence 75 degrees 1 minute 34 seconds left run Northwesterly for 84.23 feet; thence 18 degrees 52 minutes 3 seconds right run Northwesterly for 128.07 feet; thence 79 degrees 27 minutes 23 seconds left run Southwesterly for 144.67 feet; thence 77 degrees 11 minutes 3 seconds left run Southeasterly for 129.92 feet; thence 57 degrees 12 minutes 16 seconds left run Easterly for 218.56 feet to the point of beginning.

TO HAVE AND TO HOLD, the aforegranted premises to the said **GRANTEES**, their heirs and assigns **FOREVER**.

AND GRANTORS do covenant with the said **GRANTEES**, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said **GRANTEES**, their heirs and assigns, and that **GRANTORS** will **WARRANT AND DEFEND** the premises to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

Inst # 1998-23629

06/25/1998-23629
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 51.00

Inst # 1998-23629

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

22nd day of June, 1998.

WITNESS:

Bobby Ray Sellers, Jr.
Bobby Ray Sellers, Jr.

Tracy L. Sellers
Tracy L. Sellers

STATE OF ALABAMA
COUNTY OF CHILTON

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Bobby Ray Sellers, Jr. and wife, Tracy L. Sellers, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 1998.

Kippie Lynn Underwood
Notary Public
My Commission Expires: 8-11-98

THIS INSTRUMENT PREPARED BY:
DAVID B. KARN
POST OFFICE BOX 108
401 LAY DAM ROAD
CLANTON, ALABAMA 35045
(205) 280-0940

GRANTEE'S ADDRESS:

P.O. Box 10
Jemison, Alabama 35085

Inst # 1998-23629

06/25/1998-23629
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 51.00