

This instrument was prepared by

Mitchell A. Spears

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Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name)

Lynda G. Cunningham and
Glynn W. Cunningham

(Address)

222 Airport Rd., SW

Hartselle, AL 35640

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, **ESSIE GENTRY**, an unmarried woman and **TEDDY WAYNE GENTRY** and wife, **BARBARA ANN GENTRY** (herein referred to as grantors) do grant, bargain, sell and convey unto

LYNDA G. CUNNINGHAM and husband, **GLYNN W. CUNNINGHAM**

(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:

A part of the NE 1/4 of NW 1/4 of Section 3, Township 22, South, Range 4 West more particularly described as follows:

Commencing at the Southwest corner of said forty forty and run North 86 degrees, 23' East along the South line a distance of 233 feet; thence North 3 degrees, 47' West and parallel with the West side of said forty a distance of 608 feet to the South side of the Aldrich-Boothton public road; thence along the South side of said road North 87 degrees, 55' East for 177 feet to the point of beginning; thence continue along the South side of said road South 78 degrees, 37' East for 118 feet; thence run South 3 degrees, 47' East and parallel with the West line of said forty for 100 feet; thence 90 degrees right and run Westerly for 118 feet; thence right at a 90 degree angle for 100 feet, more or less, to the point of beginning.

SUBJECT TO:

Property taxes for 1998 and subsequent years.

Mineral and mining rights are not insured.

ESSIE GENTRY, ONE OF THE GRANTORS HEREIN, DOES HEREBY RESERVE A ~~30% INTEREST~~ ^{10% LIFE ESTATE} ESTATE, FOR AND DURING THE TERM OF HER OWN LIFE, WITHIN THE ABOVE-DESCRIBED REAL ESTATE.

11/04/1998-43457
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CM 9.50

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 23rd day of October, 19 98.

WITNESS

(Seal)

(Seal)

(Seal)

Essie R Gentry (Seal)
Essie Gentry
Teddy Wayne Gentry (Seal)
Teddy Wayne Gentry
Barbara Ann Gentry (Seal)
Barbara Ann Gentry

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 Essie Gentry, Teddy Wayne Gentry & Barbara Ann Gentry 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 23rd day of Oct. A.D., 19 98

5/17/99

My Commission Expires

Michael K. Dancy
Notary Public