

This instrument prepared by:

Margaret C. Dawson  
8715 Highway 119  
Alabaster, AL 35007

Title Not Checked by Preparer  
Legal Provided by Grantor

Inst # 1999-10803

03/15/1999-10803  
10:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CASH 91.00

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

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Thousand & No/100 (\$80,000.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Numan W. Lambert and wife, June A. Lambert (herein referred to as the grantors), do grant, bargain, sell and convey unto James W. Dawson and wife, Margaret C. Dawson, (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 the right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW 1/4 of the SW 1/4 of Section 14, township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the said 1/4-1/4 Section; thence run West along the north line of said 1/4-1/4 Section 119.54 feet; thence turn left 92 deg. 57 min. 56 sec. And run Southeasterly 190.65 feet to the point of beginning; Thence turn right 97 deg. 54 min. 17 sec. and run Northwesterly 135.88 feet; thence turn left 19 deg. 56 min. 09 sec. and run Southwesterly 93.11 feet; thence turn left 73 deg. 24 min. 21 sec. and run Southerly 182.68 feet; thence turn left 90 deg. 00 min. 00 sec. and run Southeasterly 190.65 feet; thence turn left 01 deg. 33 min. 52 sec. and run Southeasterly 50.20 feet; thence turn left 92 deg. 00 min. 05 sec. and run Northwesterly 200.62 feet to the point of beginning.

Also a 20 foot easement for ingress and egress, 10 feet on each side of the following described centerline; commence at the Northwest corner of the above described parcel of land; thence run Southerly along the West line of said parcel 12.20 feet to the point of beginning of said centerline; thence turn right 86 deg. 36 min. 09 sec. and run Westerly 287.75 feet to a point on the East right of way of Alabama Highway #119 and the end of said centerline.

All being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Grantees' Address: 46 Cherry Drive, Alabaster, Alabama 35007.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and for our heirs, executors and administrators, covenant with 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 stated above; that we have a good right to sell and convey the same as aforesaid; that we 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, we have hereunto set our hands and seals, this 5<sup>th</sup> day of March, 1999.

Numan W Lambert LS  
Numan W. Lambert

June A. Lambert LS  
June A. Lambert

State of Ohio  
Columbiana County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Numan W. Lambert and wife, June A. Lambert, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of March, 1999.

Lisa M Riddle  
Notary Public LISA M. RIDDLE,  
My Commission Expires: Notary Public, State of Ohio  
My Commission Expires March 21, 2001

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