

## WARRANTY DEED

### 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 \$1.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **NAOMI LINBOOM F/K/A NAOMI BELLE SIMS and BRYAN LINBOOM, WIFE AND HUSBAND**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **NAOMI LINBOOM and BRYAN LINBOOM**, (herein referred to as GRANTEE(S)) 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:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF SAID 1/4-1/4 SECTION; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 170.0 FEET; THENCE TURN LEFT 90 DEGREES 44 MINUTES 30 SECONDS, A DISTANCE OF 174.62 FEET TO THE CENTERLINE OF A GRAVEL DRIVE; THENCE TURN LEFT 83 DEGREES 55 MINUTES 20 SECONDS ALONG SAID CENTERLINE A DISTANCE OF 170.95 FEET TO THE WEST LINE OF SAID 1/4-1/4 SECTION; THENCE TURN LEFT 96 DEGREES 04 MINUTES 40 SECONDS ALONG SAID 1/4-1/4 LINE A DISTANCE OF 190.52 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA. LESS AND EXCEPT THAT PART LYING WITHIN HIGHWAY RIGHT OF WAY.

AN EASEMENT OF 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF SE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE NORTH 190.52 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE TURN AN ANGLE TO THE RIGHT OF 96 DEGREES 04 MINUTES 40 SECONDS AND RUN IN AN EASTERLY DIRECTION 170.95 FEET TO THE POINT OF ENDING.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

ADDRESS: 3726 HWY 77; COLUMBIANA, AL 35051.

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. **\*\*THE PURPOSE OF THIS DEED IS TO PLACE TITLE IN SPOUSES NAME**

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of February, 2002.

Naomi Linboom F/K/A Naomi Belle Sims  
(L.S.)  
**NAOMI LINBOOM F/K/A NAOMI BELLE SIMS**

Bryan Linboom  
(L.S.)  
**BRYAN LINBOOM**

(L.S.)

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that NAOMI LINBOOM F/K/A NAOMI BELLE SIMS, BRYAN LINBOOM, and whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 7th day of February, 2002.

Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243

Christy Moseley  
Notary Public  
My commission exp: 12/27/05

Inst # 2002-07562

02/13/2002-07562  
11:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
11:50  
DOUG NEL