



This instrument was prepared by:  
(Name) Joseph E. Walden  
(Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) Jeannette Sample  
(Address) 1315 Highway 35  
Pelham, AL 35124

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

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I, Jeannette Sample, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Jeannette Sample and John R. Sample

(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:

From the Northwest corner of the South half of the SE 1/4 of NW 1/4 of Section 18, Township 20 South, Range 2 West, run South along the West boundary line of the said South half of the SE 1/4 of the NW 1/4, Sec. 18, T-20-S, R-2-W for 280.0 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 90 deg. 01-3/4 min. to the left and run Easterly 135.94 feet, more or less, to a point on the West right of way line of the Fungo Road; thence turn an angle of 102 deg. 38 min. to the right and run Southwesterly along the West R.O.W. line of the Fungo Road for 40.0 feet; thence turn an angle of 94 deg. 28 min. to the right and run Northwesterly 133.13 feet, more or less, to the point of beginning.

This land being a part of the South half of the SE 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 2 West, and being 0.061 acres, more or less.

From the Northwest corner of the South half of the SE SE 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 2 West, run South along the West boundary line of the said South half of the SE 1/4 of the NW 1/4, of Sec. 18, T-20-S, R-2-W, for 180.0 feet to the point of beginning of the land herein described and conveyed; thence continue South along the West boundary line of the S 1/2 of the SE 1/4 of the NW 1/4 of Sec. 18, T-20-S, R-2-W, for 100.0 feet; thence turn an angle of 90 deg. 01-3/4 min. to the left and run Easterly 135.94 feet, more or less, to a point on the West right of way line of the Fungo Road; thence turn an angle of 77 deg. 22 min. to the left and run Northeasterly along the West R.O.W. line of the Fungo Road for 102.53 feet; thence turn an angle of 102 deg. 38 min. to the left and run Westerly 158.62 feet, more or less, to the point of beginning.

This land being a part of the South half of the SE 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 2 West, and being 0.337 acres, more or less.

Situated in Shelby County, Alabama.

This Deed prepared without benefit of title abstract, title examination or survey at grantors and grantees request.  
Subject to easements, restrictions, and rights of way of record.  
Subject to applicable zoning and subdivision regulations, if any.

**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.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13th day of December, 2002.

WITNESS

\_\_\_\_\_(Seal) Jeannette Sample \_\_\_\_\_(Seal)

\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Jeannette Sample whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2002.

**MY COMMISSION EXPIRES JUNE 28, 2006**  
My Commission Expires:

Joseph E. Walden  
Notary Public