


This instrument was prepared by:

William R. Justice  
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:  
3663 Hwy 77  
Columbiana, AL 35051

  
20021230000651390 Pg 1/3 88.00  
Shelby Cnty Judge of Probate, AL  
12/30/2002 13:50:00 FILED/CERTIFIED

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY**            **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty-eight Thousand and no/100 DOLLARS (\$68,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Larry D. Farr and Jo Farr, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Donald Lundy and Candye Lundy (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 SHELBY County, Alabama to-wit:

A parcel of land in the Northwest quarter of the Southeast quarter of Section 28, Township 21 South, Range 1 East, being more particularly described as follows:

Beginning at the Southeast corner of the Northwest quarter of the Southeast quarter of said Section 28; thence North 00 degrees 24 minutes 29 seconds West, along the East line of said sixteenth section, a distance of 1088.64 feet to a point; thence South 89 degrees 37 minutes 10 seconds East, a distance of 45.08 feet to a point on the West right of way of County Hwy. No. 61; thence along a curve to the right in said right of way, having a radius of 1508.56 feet and a chord bearing of North 24 degrees 00 minutes 30 seconds West, an arc length of 63.51 feet to a point; thence North 89 degrees 37 minutes 10 seconds West 168.65 feet; thence South 00 degrees 24 minutes 29 seconds East 59.67 feet; thence South 00 degrees 24 minutes 29 seconds East, a distance of 25.29 feet to a point; thence South 80 degrees 52 minutes 34 seconds West, a distance of 239.08 feet to a point; thence South 01 degrees 11 minutes 06 seconds West, a distance of 1024.83 feet to a point on the South line of said sixteenth section; thence South 89 degrees 42 minutes 19 seconds East, along said sixteenth section a distance of 414.84 feet to the point of beginning.

**LESS AND EXCEPT:**

Beginning at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 28; thence North 00 degrees 24 minutes 29 seconds West along the East line of said sixteenth

*Wm R Justice*

section, a distance of 1088.64 feet to a point; thence South 80 degrees 54 minutes 53 seconds West a distance of 25.27 feet to a point in an existing fence; thence South 01 degree 43 minutes 38 seconds East along said fence a distance of 1085.12 feet to the point of beginning.

Situated in Shelby County, Alabama.


Subject to:

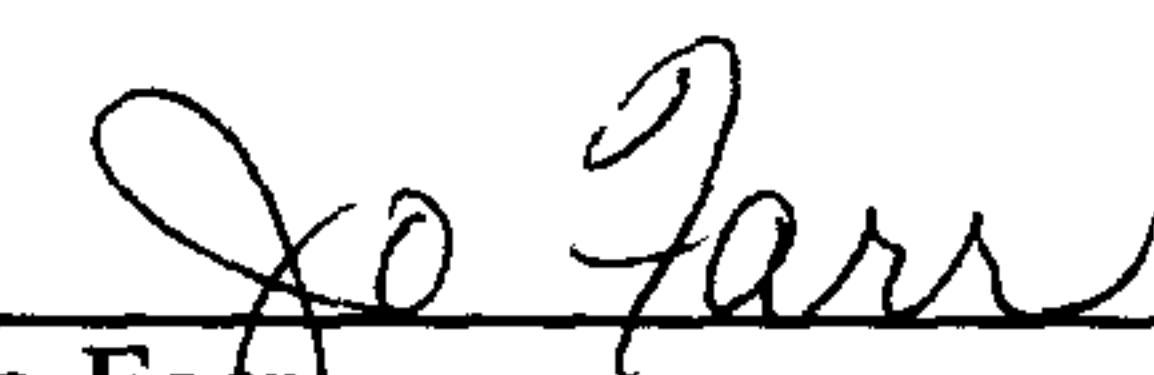
1. Right of way to Shelby County recorded in Deed Book 223 page 25, in the Probate Office of Shelby County, Alabama.
2. Rights of others in and to use of North 59.67 feet of above described property which is designated as an easement on survey of Sid Wheeler, dated November 8, 2001.
3. Fence on South line of above described property as shown on survey of Sid Wheeler, dated November 8, 2001, does not coincide with the South surveyed line.

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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 30th day of December, 2002.

  
Larry D. Farr

  
Jo Farr

STATE OF ALABAMA

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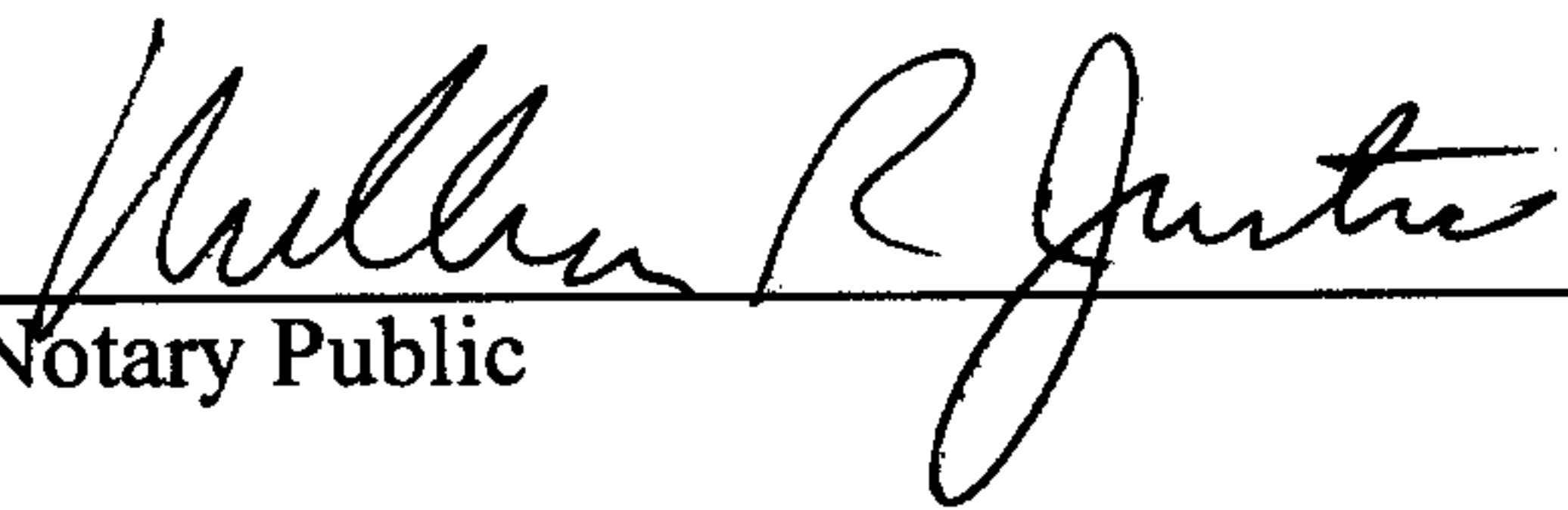
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry D. Farr and Jo Farr, husband and wife, 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 30th day of December, 2002.



  
Notary Public