

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Mr. and Mrs. Ian Clemmett

67 Valley View Lane
Indian Springs, AL 35124


20080808000320090 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
08/08/2008 11:41:55AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

\$6,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE AND NO/00 (\$1.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **DONALD LUNDY and wife, CANDYE LUNDY, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **IAN CLEMMETT and wife, HEATHER CLEMMETT, (herein referred to as grantee, whether one or more)**, 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:

Lot 2C, according to Resurvey of Lots 2A and 2B of Kingdom Estates, a Re-subdivision of Lot 2 of Larrijo Estates, as recorded in Map Book 40, Page 39, in the Probate Office of Shelby County, Alabama.

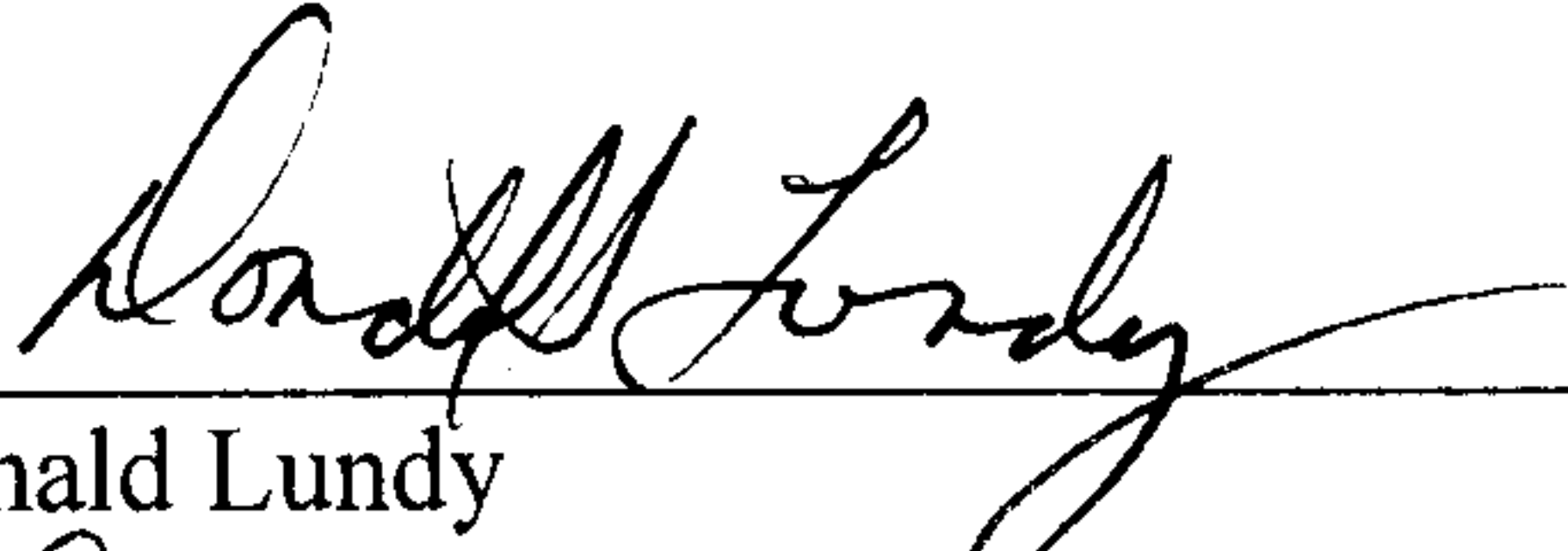
ALSO, easement for ingress, egress and utilities described as follows:

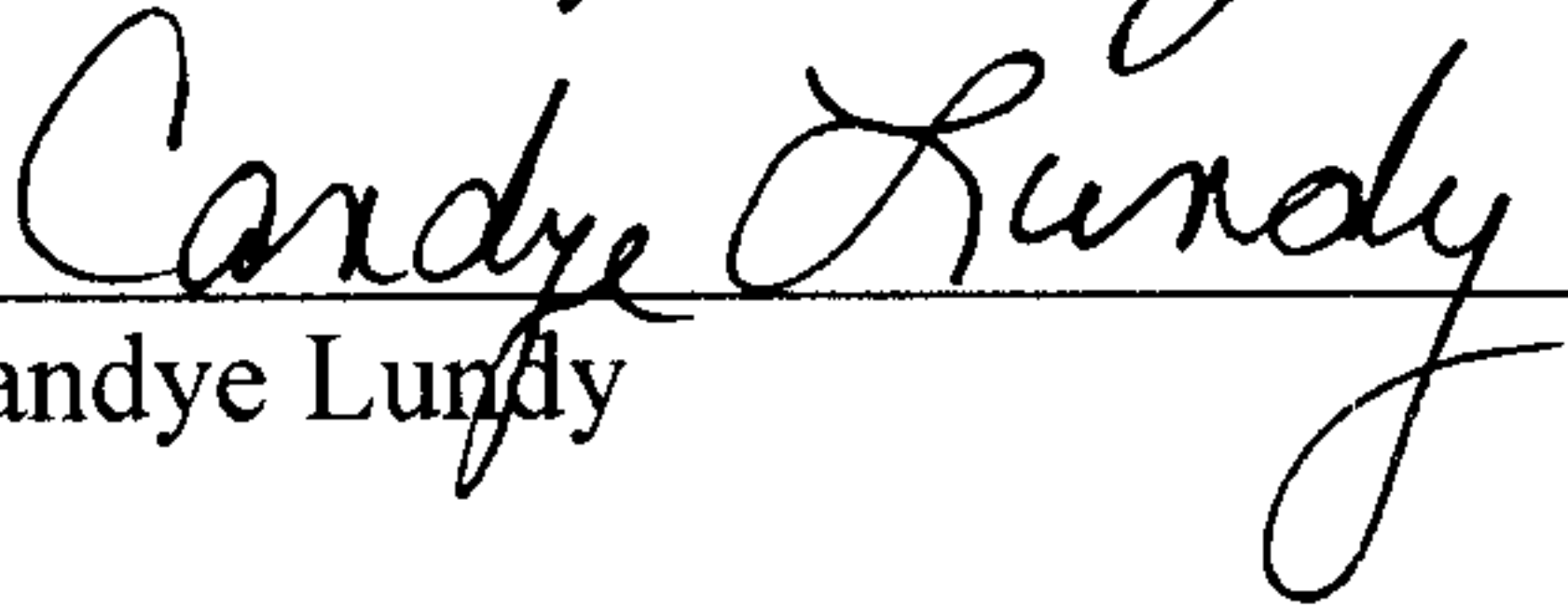
Begin at the Northeast corner of Lot 2D of A Resurvey of Lots 2A and 2B of Kingdom Estates, a Re-subdivision of Lot 2 of Larrijo Estates, as recorded in Map Book 40, Page 39, in the Probate Office of Shelby County, Alabama, and run South 24 deg. 9 min. 34 sec. East along the boundary of said Lot 2A a distance of 31.72 feet; thence run South 87 deg. 12 min. 5 sec. West along the boundary of said Lot 2D a distance of 44.12 feet; thence run South 80 deg. 54 min. 53 sec. West a distance of 25.27 feet; thence continue Westerly along approximately the same course a distance of 60 feet, more or less, to a corner of Lot 2C of said subdivision; thence run North 0 deg. 24 min. 29 sec. West along the boundary of said Lot 2C a distance of 51.46 feet to a corner of said Lot 2C; thence run South 89 deg. 37 min. 13 sec. East along the boundary of said Lot 2C a distance of 126.48 feet to the point of beginning.

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 GRANTORS 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, I have hereunto set my hand and seal this 6th day of August, 2008.

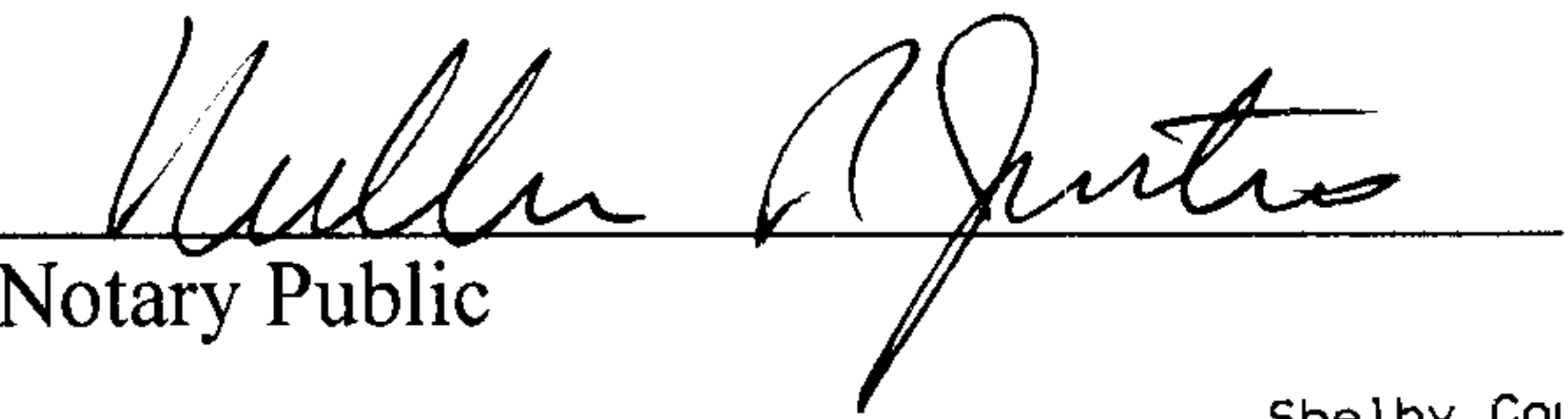

Donald Lundy


Candye Lundy

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that, Donald Lundy and Candye Lunday, 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 6th day of August, 2008.


Notary Public

My commission expires: 9/12/11

Shelby County, AL 08/08/2008
State of Alabama

Deed Tax: \$6.00