

(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. Donald Lundy
3667 Hwy 77
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX THOUSAND AND NO/00 (\$6,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **IAN CLEMMETT and wife, HEATHER CLEMMETT, (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 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 2D, 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.

Easement to maintain fence which encroaches over one of the boundary lines of Lot 2C, according to 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, said boundary line being described on said map as running North 80 deg. 51 min. 16 sec. East a distance of 293.44 feet.

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

Begin at the Northeast corner of Lot 2C 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 2C to the boundary of Lot 2D of said subdivision; then run North 89 deg. 37 min. 13 sec. West along the boundary of said Lot 2D a distance of 126.48 feet; then run South 0 deg. 24 min. 29 sec. East along the boundary of said Lot 2D a distance of 51.46 feet; then run South 80 deg. 51 min. 16 sec. West along the boundary of said Lot 2D a distance of 55 feet, more or less, to a point lying South 0 deg. 24 min. 29 sec. East of a corner of Lot 2C of said subdivision; then run North 0 deg. 24 min. 29 sec. West a distance of 30 feet, more or less, to a corner of said Lot 2C; then continue along last described course along the boundary of said Lot 2C a distance of 59.67 feet; then run South 89 deg. 37 min. 13 sec. East along the boundary of said Lot 2C a distance of 168.56 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.

Ian Clemmett
Ian Clemmett by Heather Clemmett, Attorney in
Fact under Power of Attorney recorded as Instrument
No. 20080808000320080 in Probate Office
of Shelby County, Alabama.

Heather Clemmett
Heather Clemmett

(SEE ATTACHED FOR NOTARY ACKNOWLEDGMENT)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that, Heather Clemmett, individually, and as Attorney in Fact for Ian Clemmett, 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 they executed the same voluntarily on the day the same bears date, in her capacity as such Attorney in Fact.

Given under my hand and official seal this 6th day of August, 2008.

William R Justice
Notary Public

My commission expires: 9/12/11



Shelby County, AL 08/08/2008
State of Alabama
Deed Tax: \$6.00