

Shelby County, AL 10/08/2008

State of Alabama

Deed Tax:\$20.00

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

This instrument was prepared by:  
**B. CHRISTOPHER BATTLES**  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Guy W. Freeman and Angela B. Freeman  
211 Thompson Road  
Alabaster, Alabama 35007

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred ninety five thousand and no/100 (\$195,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jack R. Zuiderhoek and Elizabeth A. Zuiderhoek, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Guy W. Freeman and Angela B. Freeman** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

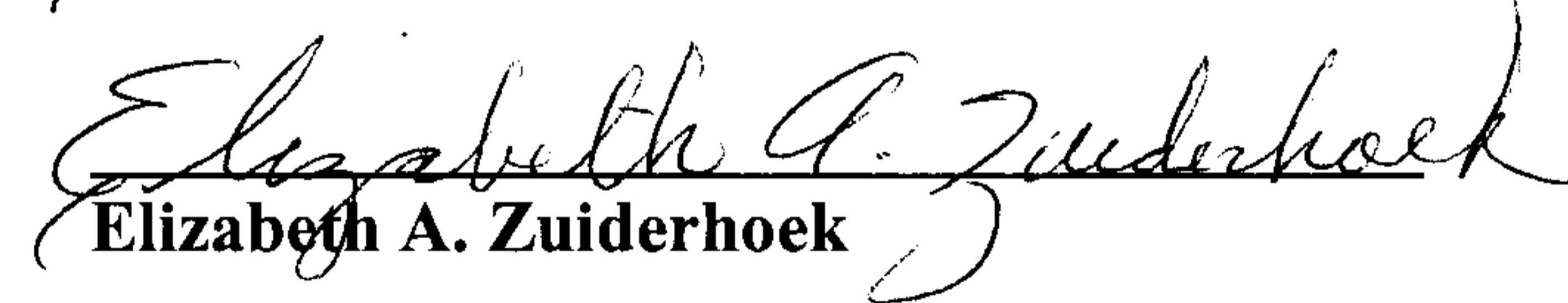
\$175,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30<sup>th</sup> day of September, 2008.

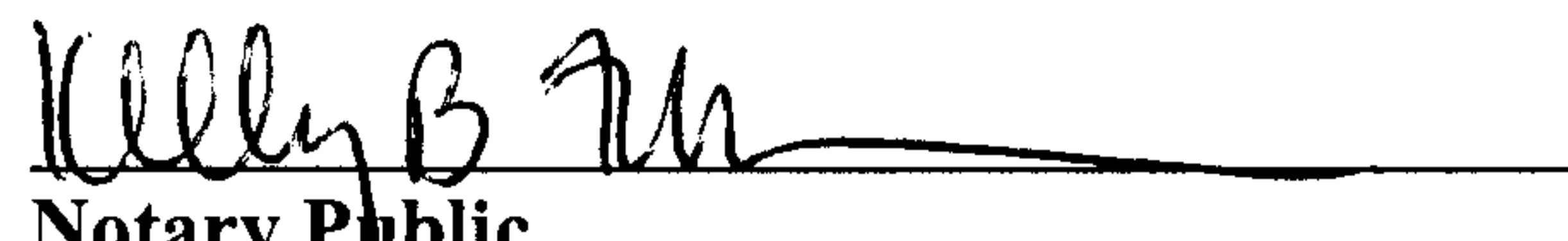
  
\_\_\_\_\_  
**Jack R. Zuiderhoek**

  
\_\_\_\_\_  
**Elizabeth A. Zuiderhoek**

### STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Jack R. Zuiderhoek and Elizabeth A. Zuiderhoek, husband and wife**, 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of September, 2008.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires:10-27-2010

**KELLY B. FURGERSON**  
Notary Public - Alabama State At Large  
My Commission Expires 10 / 27 / 2010



20081008000397790 2/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
10/08/2008 11:04:09AM FILED/CERT

## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land in the NW 1/4 of the NE 1/4, Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the Northeast corner of said 1/4 - 1/4 section, run West along the North 1/4 - 1/4 line 353.2 feet to a point on the East right of way line of County Road No. 264; thence run along said road right of way line South 14 degrees 31 minutes West 200 feet; thence run along a right of way change in said right of way line 50 feet; thence continue along said right of way line South 14 degrees 31 minutes West 50 feet; thence run South 79 degrees 13 minutes East 437.7 feet to a point on the East 1/4 - 1/4 line (a fence); thence run North along said 1/4 - 1/4 line 372 feet back to the point of beginning.