

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
P.O. Box 104
West Blocton, AL 35184

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,


20,000.00
H. L. B.

That as a gift by the GRANTOR herein to the GRANTEES herein, the undersigned Gladys Lincoln Burt, married, formerly known as Gladys F. Lincoln (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Benjamin W. Lincoln, Donald D. Lincoln, and R. Bruce Lincoln (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 situated in the E ½ of the SE ¼ of Section 2, Township 24 North, Range 15 East, also being a part of Lot 11 of Murphy's Fishing Camp Subdivision as recorded in Map Book 3, Page 72, in the Shelby County Probate Office, and also known as Tract 5 of Lincoln's Survey as recorded in Map Book 24, page 84, in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the SE corner of Section 2 and go North 07 degrees 44 minutes 38 seconds East along the East Boundary of said Section 2 for 689.64 feet; thence North 45 degrees 15 minutes 31 seconds West for 422.47 feet; thence North 45 degrees 18 minutes 53 seconds West for 187.02 feet; thence North 38 degrees 04 minutes 26 seconds East for 74.51 feet to a point on a curve to the left on the Northerly boundary of L & M Trace, said curve having a central angle of 21 degrees 30 minutes 38 seconds and a radius of 312.12 feet; thence Northeasterly along said curve for 117.18 feet to the Point of Beginning; said point being on a curve to the left, having a central angle of 13 degrees 48 minutes 29 seconds and a radius of 312.12 feet; thence Northeasterly along said curve for 75.22 feet to the point of tangent; thence North 20 degrees 22 minutes 01 seconds East for 27.14 feet; thence North 76 degrees 01 minutes 42 seconds West for 348.14 feet; thence South 20 degrees 14 minutes 07 seconds West for 56.00 feet; thence South 06 degrees 05 minutes 27 seconds West for 44.80 feet; thence South 76 degrees 01 minutes 42 seconds East for 327.81 feet to the Point of Beginning, containing 0.79 acres more or less.

Also, a 10 foot strip being more fully described as follows: Commence at the SE corner of Section 2 and go North 07 degrees 44 minutes 38 seconds East along the East boundary of said Section 2 for 689.64 feet; thence North 45 degrees 15 minutes 31 seconds West for 422.47 feet; thence North 50 degrees 27 minutes 17 seconds East for 144.90 feet; thence North 36 degrees 05 minutes 30 seconds East for 155.35 feet to the Point of Beginning of said strip; thence a line ten (10) feet South of and parallel to a line described as follows: go North 75 degrees 11 minutes 32 seconds


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State of Alabama
Deed Tax: \$20.00

West for 183.41 feet to the Southerly boundary of L & M Trace and the end of said strip.

GRANTOR reserves to herself a life estate in the above described property.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

GRANTOR is the surviving grantee in that certain deed recorded in Deed Book 306, page 763, in the Probate Office of Shelby County, Alabama; the other grantee, Homer M. Lincoln, having died on or about the 14th day of May, 1998.

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 herself and for her 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 13th day of April, 2012.

Gladys Lincoln Burt
Gladys Lincoln Burt

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gladys Lincoln Burt, 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 April, 2012.



William H. Justice
Notary Public

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