

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20150306000070180
03/06/2015 01:47:22 PM
DEEDS 1/2

Send Tax Notice To:
David E. Lindow
Denise Lindow
16437 Hwy 25
Calera AL 35040

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$268,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Phillip Michael Giambrone a single person, whose mailing address is 11914 Eslava Dr. Foley AL 36535 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David E. Lindow and Denise Lindow, whose mailing address is 16437 Highway 25, Calera AL 35040 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 16437 Highway 25, Calera, AL 35040; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$155,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 26th day of February, 2015.

Phillip Michael Giambrone
Phillip Michael Giambrone

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Phillip Michael Giambrone, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 26th day of February, 2015.

[Signature]
Notary Public
Commission Expires: 10/31/2016

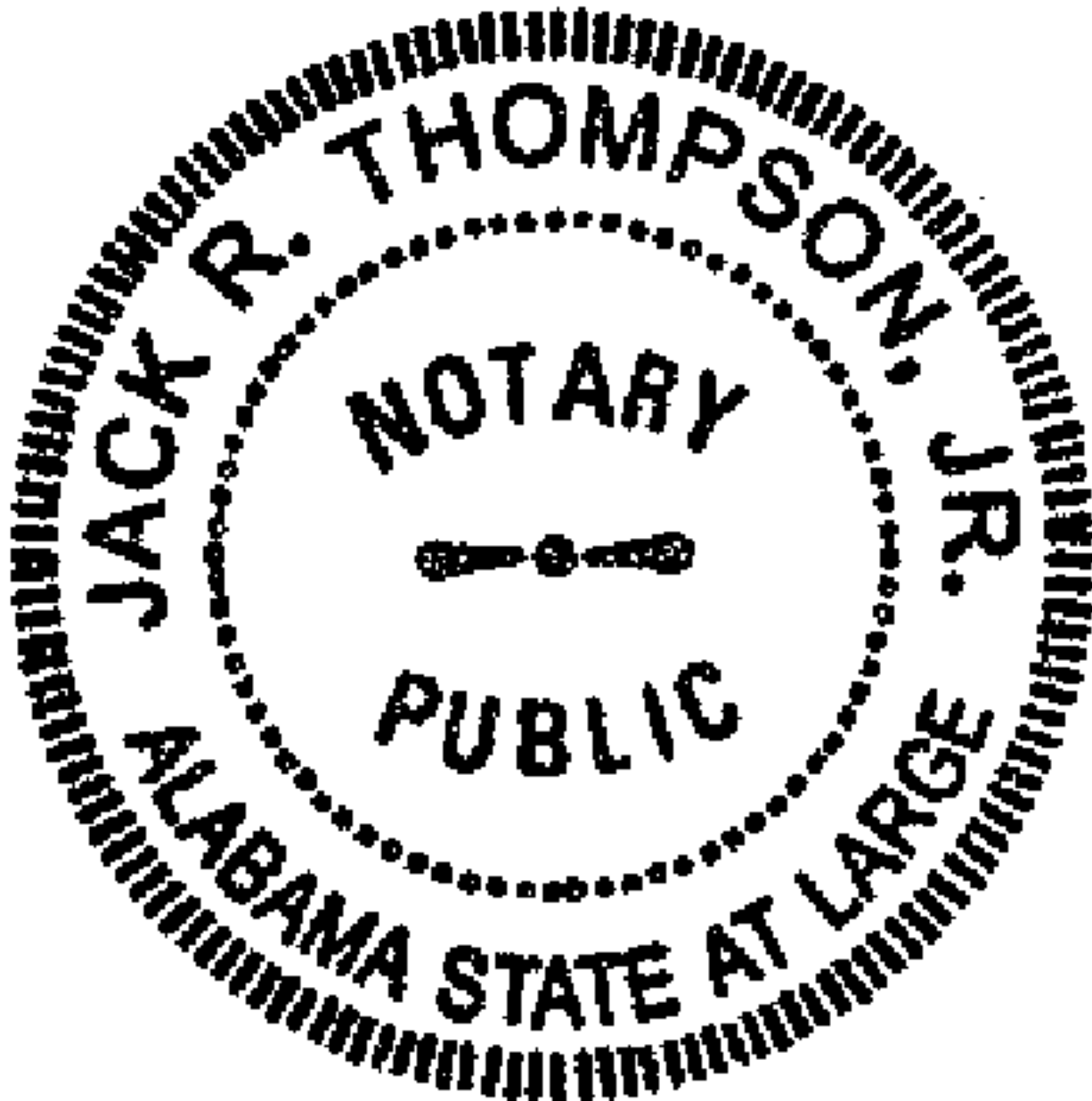


EXHIBIT "A"
Legal Description

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 1 West, and run S65°11'W for 209.35 feet; thence 20°18' left and run Southwesterly for 2168.61 feet to a point on the Northerly right of way line of Alabama Highway No. 25; thence continue along the last described course and along said Northerly right of way for 788.8 feet to the P.C. of a right of way curve having a central angle of 6°24'03" and a radius of 1879.8 feet; thence continue along said curve for 210.0 feet to the beginning of a curve to the right having a central angle of 17°22'52" and a radius of 1879.8 feet and continue along said curve for 570.25 feet to the PT of said curve; thence continue along said right of way tangent to said curve for 737.0 feet to the Point of Beginning; thence continue along said right of way on the same course for 513.0 feet to the center of Camp Branch; thence 60°39'32" right and run Northwesterly along the center of said Branch for 68.97 feet; thence 20°13'12" right and continue along said Branch for 308.36 feet; thence 62°21' left and continue along said Branch for 232.39 feet; thence 94°19'40" right and continue along said Branch for 102.53 feet; thence 31°22'30" left and run along said Branch for 59.64 feet; thence 92°05' right and run Northeasterly for 790.0 feet; thence 96°26'01" right and run Southeasterly for 680.43 feet to the Point of Beginning. Being situated in the South 1/2 of the NE 1/4 and the North 1/2 of the SE 1/4 of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2015 01:47:22 PM
\$130.00 CHERRY
20150306000070180

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the printed name and title of the County Clerk.