

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Hollingsworth Joint Ten Deed.wpd  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:  
JAMES HOLLINGSWORTH  
~~CATHERINE JONES SHEPHERD~~  
3307 E. BRIANCLIFF RD  
BIRMINGHAM AL. 35226

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA       )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) and other good and valuable considerations, 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 Grantees herein, the receipt whereof is acknowledged, I, Catherine Jones Shepherd, an unmarried woman, (herein referred to as Grantor, whether one or more) whose mailing address is 3136 OVERTON COVE BIRMINGHAM AL. 35223, grants, bargains, sells and conveys unto James Hollingsworth and Dany Hollingsworth as Husband and Wife (herein referred to as Grantees) whose mailing address is 3307 E. BRIANCLIFF RD BIRMINGHAM 35226, 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, the address of which is 1726 Smyer Lake Road, Leeds, Alabama 35094 to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2018 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

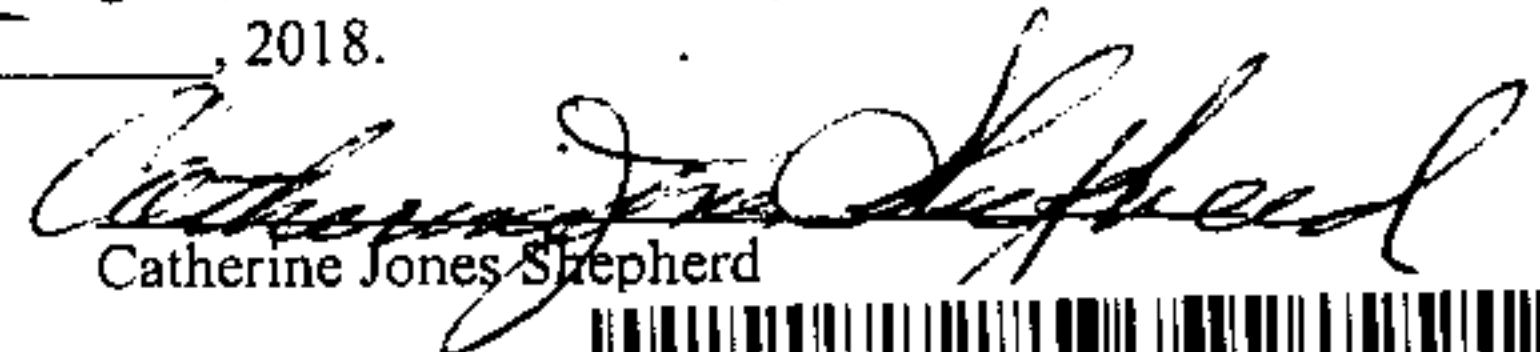
\$560,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.


The property conveyed herein is not the Homestead of the Grantor.

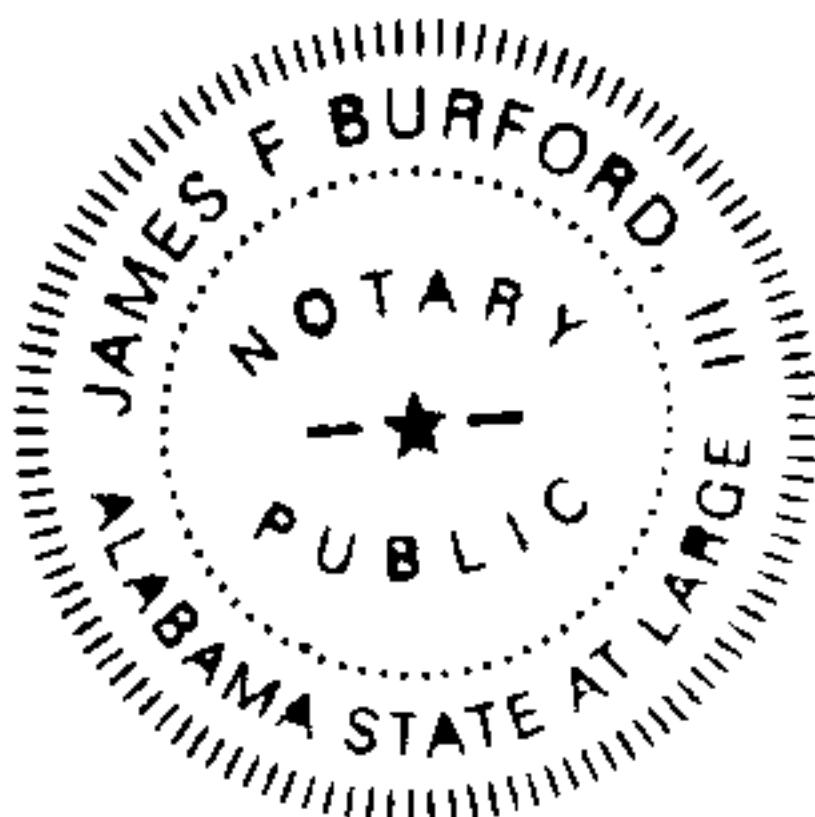
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, the undersigned, Catherine Jones Shepherd, has hereunto set her hand and seal, this the 5 day of OCT, 2018.

  
Catherine Jones Shepherd

  
20181010000360700 1/2 \$158.00  
Shelby Cnty Judge of Probate, AL  
10/10/2018 09:28:18 AM FILED/CERT



STATE OF ALABAMA       )  
James F. Burford, III COUNTY        )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Catherine Jones Shepherd, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of OCT, 2018.

Notary Public  
My Commission Exp. 3.1.22

**Exhibit "A"**


**Attached Legal Description**

Lots 24 and 25, according to the Survey of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following:

Part of Lot 25, Mountain View Lake Company, 2<sup>nd</sup> Sector, as recorded in Map Volume 3, page 150, in the Office of the Judge of Probate, Shelby County, Alabama being more particularly described as follows: From the Northwest corner of Lot 25, of said Mountain View Lake Company, 2<sup>nd</sup> Sector, run in an Easterly directions along the North line of said Lot 25, and also being the South line of Lot 26, of said subdivision for a distance of 222 feet more or less to a point on the West edge of the Lake and being the Northeast corner of said Lot 25, and being the Southeast corner of said Lot 26, and being the point of beginning; thence turn an angle to the right of 180° and run in a Westerly direction along the North line of said Lot 25 for a distance of 222 feet more or less to the Northwest corner of said Lot 25 and being marked by an existing old iron rebar; thence turn an angle to the left of 99°03'36" and run in a Southerly direction along the West line of said Lot 25 and along the East right of way line of Smyer Lake Road for a distance of 75.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 87°48'46" and run in an Easterly direction for a distance of 231 feet, more or less, to a point on the East line of Lot 25, and being the West line of the existing lake, thence turn an angle to the left and run in a Northerly direction along the East line of said Lot 25, and the West line of the Lake for a distance of 50 feet, more or less to the point of beginning.

Shelby County, AL 10/10/2018  
State of Alabama  
Deed Tax:\$140.00

  
20181010000360700 2/2 \$158.00  
Shelby Cnty Judge of Probate, AL  
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