

This instrument was prepared by

(Name) Ginger B. Held as an employee of Jackson Company

(Address) 100 Office Park Drive, Birmingham, Alabama 35223

5652

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Five Thousand Five Hundred Twenty Five and no/100 ---- DOLLARS

See Mtg 355-56

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we

Kenneth P. Lyons and wife, Mary E. Lyons

(herein referred to as grantors) do grant, bargain, sell and convey unto

George H. Smith and wife, Eleanor A. Smith

(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:

Lot 11 according to Highlands Subdivision as recorded in Map Book 5, page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due in the year 1976.

Restrictions contained in Volume 252, page 11, in the Probate Office of Shelby County, Alabama. Right of way to Alabama Power Company recorded in Volume 252, page 683, in said Probate Office.

\$35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

BOOK 299 PAGE 67

19760601000050830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/01/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1976 JUN - 1 AM 8:48
Deed Book 120
Conceded by Notary
JUDGE OF PROBATE

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 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28 day of May, 19 76

WITNESS:

Margaret S. Goff (Seal)
(Seal)
(Seal)

Kenneth P. Lyons (Seal)
Kenneth P. Lyons
Mary E. Lyons (Seal)
Mary E. Lyons (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth P. Lyons and wife, Mary E. Lyons whose names are signed to the foregoing conveyance, and who are 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.

Given under my hand and official seal this 28 day of May, A. D., 19 76.

Margaret S. Goff
Notary Public.

My Commission Expires 8-24-77