

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

1878

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. J. Damon Folmar
(Address) 108 Sunnywood Circle
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

_____ COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FORTY-SEVEN THOUSAND AND NO/100 (\$47,000.00) ----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DARYL S. LAWSON and wife, DONNA S. LAWSON

(herein referred to as grantors) do grant, bargain, sell and convey unto
J. DAMON FOLMAR, an unmarried man, and B. FRAN NIVEN, an unmarried woman
(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 No. 27, according to the First Addition to Triple Springs Subdivision, Second
Sector, as recorded in Map Book 6 page 155 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- Building setback line of 40 feet reserved from Sunnywood Circle as shown by plat.
- Public utility easements as shown by recorded plat, including a 20 foot easement along the boundaries of side lot lines.
- Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 24 page 373 in Probate Office of Shelby County, Alabama.
- Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 143 page 363 and Deed Book 226 page 703 in Probate Office of Shelby County, Alabama.
- Easement to Alabama Power Company and South Central Bell as set out by instrument recorded in Deed Book 312 page 173 in Probate Office of Shelby County, Alabama.
- Easement to South Central Bell as set out by instrument recorded in Deed Book 312 page 457 in Probate Office of Shelby County, Alabama.
- Mineral and mining rights if not owned by Grantor.
- \$47,280.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 152 PAGE 534

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 for 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 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 22nd day of September, 19 87.

- 1. Doc. Tax _____ STATE OF ALA. SHELBY CO.
- 2. Mtg. Tax _____ I CERTIFY THIS INSTRUMENT WAS FILED _____ (Seal)
- 3. Recording Fee 2.50 1987 SEP 24 AM 11:14 (Seal)
- 4. Indexing Fee 1.00 _____ (Seal)
- TOTAL 3.50 _____ (Seal)

Daryl S. Lawson (Seal)
Donna S. Lawson (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daryl S. Lawson and wife, Donna S. Lawson 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 22nd day of September A.D., 19 87

1/25/90

Commission Expires:

Notary Public