

Important: Read Instructions on Back Before Filling out Form.

Inst # 1992-22096
10/02/1992-22096
03:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NJS 22.35

1494

THIS INSTRUMENT PREPARED BY:
Paul A. Phillips, Attorney at Law
Suite 200, 500 Hoover Plaza
500 Southland Drive, Bham Alabama 3522

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama
SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Thirteen Thousand Dollars 00/100 (\$13,000.00) DOLLARS
Plus the assumption of that certain mortgage in the amount of
Forty One Thousand Twenty Nine 74/100 (\$41,029.74)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

James W. Bird and Judy M. Bird, husband and wife
(herein referred to as grantors) do grant, bargain, sell and convey unto
Tommy L. Lyle and Norma W. Lyle, husband and wife

(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 41, according to the survey of Kingwood, as recorded in
Map Book 6, page 40, in the Probate Office of Shelby County,
Alabama.

Subject to:

Taxes due in the year 1978 which are a lien but not due and
payable until October 1, 1978.

40' building line and 7.5 foot easement on east side as shown
by recorded map.

Easement to Alabama Power Company recorded in Vol. 55, page
454; Vol. 225, page 224; Vol. 292, page 110, and Misc. Vol.
10, page 782, in the Probate Office of Shelby County, Alabama.

Restrictions contained in Misc. Vol. 10, page 635 and Misc.
Vol. 10, page 848 in said Probate Office.

The existing mortgage in the amount of Forty One Thousand
Twenty Nine 74/100 (\$41,029.74)

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~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (our) heirs, executors and admini-
strators 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 and seals, this 14th
day of June, 1978.

WITNESS:
Gracie L. Carpenter
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Judy M. Bird
James W. Bird
Deed 13.00
Reg. 1.50
Sub. 1.00
15.50

State of Alabama
Shelby COUNTY
JUN 23 AM 9:21
General Acknowledgment

I, Cynthia A. Clark (Mason), a Notary Public in and for said County, in said State,
hereby certify that James W. Bird and Judy M. Bird, husband and wife
whose name 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 14th day of June A. D., 1978.

Form 3091
Cynthia A. Clark (Mason)
Notary Public

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