

THIS INSTRUMENT WAS PREPARED BY:

LAND TITLE COMPANY OF ALABAMA

(Name) Ralph S. Tully c/o C & T Homebuilders, Inc.

(Address) Route 19, Box 174A, Birmingham, Alabama 35244

19760713000064610 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/13/1976 12:00:00AM FILED/CERT

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Shelby

County

6757

nty 356-193

That in consideration of Sixty Two Thousand Five Hundred and no/100 .....Dollars

to the undersigned grantor, C & T Homebuilders, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby  
acknowledged, the said GRANTOR does by these presents, grant bargain, sell and convey unto  
Raymond C. Lyon and wife, Margaret S. Lyon

(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

Lot 18 according to a resurvey of Lots 14, 15, 16, 17, 18 and 19  
Indian Valley, 3rd Sector as recorded in Map Book 5, Page 129,  
in the office of the Judge of Probate, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1976.
2. Easement to Alabama Power Company recorded in Vol. 102, page 55; Vol. 119, page 297; Vol. 107, page 121; Vol. 102, page 53; Vol. 103, page 43, and Vol. 104, page 213, in the Probate Office of Shelby County, Alabama.
3. Restrictions contained in Misc. Record 1 page 72 in said Probate Office.
4. Mineral and mining rights and rights incident thereto recorded in Vol. 181, page 381, in said Probate Office.
5. Right of way to Alabama Power Company and Southern Bell Telephone & (continued on reverse)

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death  
of either of them, then 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 said GRANTOR does for  
itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is law-  
fully seized in fee simple of said premises, that they are free from all encumbrances,

that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and  
assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns for-  
ever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its

PRESIDENT

who is authorized to execute this conveyance, has hereto set its signature and seal, the the 28 day of

June

19 76

ATTEST:

Rosanna T. Tully  
Secretary

By Ralph S. Tully  
President

State of Alabama

County

I, the undersigned, a Notary Public in and for said  
county in said state, hereby certify that Ralph S. Tully  
whose name as President of the C & T Homebuilders, Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on  
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,  
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28 day of

June, 1976

Ceresa R. Fitzharris  
Notary Public



Telegraph Company recorded in Vol. 275, page 226, in said Probate Office.  
6. Flood rights recorded in Vol. 284, page 273, in said Probate Office.

\$40,00.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously with delivery of this deed.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1976 JUL 13 AM 9:10

*Deed July 22<sup>nd</sup>*

*Conceded*

JUDGE OF PROBATE

*First Alabama Bank*

*PO Box 10247*

*Birmingham 35202*



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BOOK 299 PAGE 703

*22 50*  
*33 80*  
*100*  

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*26 50*