

This instrument was prepared by

7906

(Name) Larry L. Halcomb, SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

Form 1-1-7 Rev. 1-66

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty seven thousand seven hundred and no/100 (\$57,700.00)

See Mtg 357-277

to the undersigned grantor, Colonial Building Corporation 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

Wayne Alex Lyles and Teresa Clarke Lyles

(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 51 and part of Lot 50-A, according to the Resurvey of Lots 46, 47, 50 and
51, Portsouth, Second Sector, as recorded in Map Book 6, page 80, in the
Probate Office of Shelby County, Alabama, said part of Lot 50-A more par-
ticularly described as follows: From the Southwest corner of said Lot 50-A
run northeasterly along the common line between Lots 50-A and Lot 51 for a
distance of 17.39 feet to the point of beginning; thence continue north-
easterly along same course for a distance of 34.68 feet; thence angle right
143°42' and run southerly a distance of 22.55 feet; thence angle right and
run southwesterly for a distance of 21.35 feet to the point of beginning.

Subject to restrictions, easements and agreements of record.

51,900.00

of the purchase price recited above
was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG 20 AM 9:28
Deed Bk 600
Conveyance
JUDGE OF PROBATE

19760820000079960 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/20/1976 12:00:00 AM FILED/CERT

BOOK 300 PAGE 491

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Horace Walker Peerson III
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10 day of August 19 76

ATTEST:

Colonial Building Corporation

By

President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb a Notary Public in and for said County in said
State, hereby certify that Horace Walker Peerson III
whose name as President of Colonial Building Corporation
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 10 day of August

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My Commission Expires January 23, 1978

Larry L. Halcomb

Notary Public