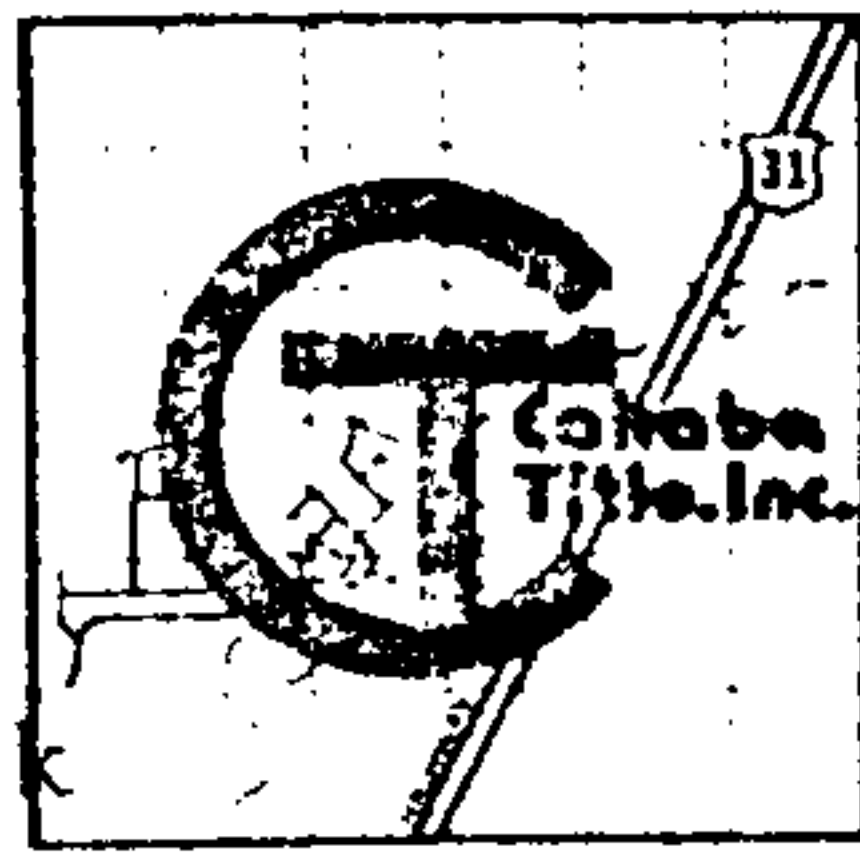


This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

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This Form furnished by:
Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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



19800104000001640 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/04/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-three Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor, W. M. Humphries Enterprises, 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

I. Harry Lyon and wife, Martha V. 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, to-wit:

SEE SCHEDULE "A" FOR LEGAL DESCRIPTION.

This property is located in a flood plain/prone area.

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, Secretary-Treasurer, Larry F. Silvers
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of December 1979

ATTEST:

W. M. Humphries Enterprises, Inc.

By Larry F. Silvers President

Secretary

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Larry F. Silvers
whose name as Sec-Treas. President of W. M. Humphries Enterprises, 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 31st day of December 1979

Donald J. Smith
Notary Public

SCHEDULE "A"

19800104000001640 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
01/04/1980 00:00:00 FILED/CERTIFIED

Unit "A", Building 11 of Chandalar South Townhouses, Phase II, located in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in a Northerly direction, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 840.76 feet; thence 90 deg. left, in a Westerly direction a distance of 86.0 feet; thence 90 deg. left, in a Southerly direction, a distance of 19.7 feet to the point of beginning, said point being the intersection of Unit "A", and a wood fence extending along the Northwest side of said Unit "A" of said Building 11; thence 87 deg. 23 min. 41 sec. right, in a Southwesterly direction along the outer face of said wood fence, a distance of 15.2 feet to the Northwest corner of a wood fence extending across the fronts of Units "A", "B", "C" and "D" of said Building 11; thence 90 deg. left, in a Southeasterly direction, along the outer face of said wood fence extending across the front of Unit "A", a distance of 25.65 feet to the centerline of a wood fence common to Units "A" and "B"; thence 90 deg. left, in a Northeasterly direction along the centerline of said wood fence; and the centerlines of a party wall, another wood fence, and a wall common to the storage building of Units "A" and "B", all centerlines being common to said Units "A" and "B", a distance of 71.7 feet to the Southeast corner of said storage building belonging to said Unit "A"; thence 90 deg. left, in a Northwesterly direction along the outer face of said storage building; a distance of 6.45 feet to the Northeast corner of said storage building; thence 90 deg. left, in a Southwesterly direction along the outer face of said storage building, a distance of 4.2 feet to a point on the outer face of a fence that extends across the back of said Unit "A"; thence 90 deg. right, in a Northwesterly direction along the outer face of said wood fence, a distance of 19.2 feet to the Northeast corner of a wood fence that extends along the Northwest side of said Unit "A"; thence 90 deg. left, in a Southwesterly direction along the outer face of said wood fence and the outer face of said Unit "A", a distance of 52.3 feet to the point of beginning.

Situated in Shelby County, Alabama. According to Survey of Allen Whitley dated December 18, 1979.

Subject to easements and restrictions of record.

\$42,800.00 of the purchase price recited was paid from a mortgage loan closed simultaneously herewith.

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

1980 JAN -4 AM 8:58

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Deed 11.00 See mtg. 399-555-
Rec. 3.00
Ind. 1.00

15.00

and 4x. 2x. 2x. 2x.

BOOK 324 PAGE 121