

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-FIVE THOUSAND FIVE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS

to the undersigned grantor, R. E. NEWMAN BUILDERS, 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, JR. and wife, DIANNE B. 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:

Lot 56, according to the map and survey of Quail Run, Phase 3, as recorded in Map Book 7, Pages 159 & 159-A, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1980.
2. Easements, rights of way, and restrictions of record.

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Shelby Cnty Judge of Probate, AL
07/28/1980 00:00:00 FILED/CERTIFIED

BOOK 327 PAGE 599

\$67,200.00 for the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 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 encumbrances,

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, R. E. NEWMAN, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of July, 1980.

ATTEST: See Mtg. 404-262 R. E. NEWMAN BUILDERS, INC.

Deed to - 860

Secretary

By

R. E. NEWMAN

President

JUL 28 AM 8:28

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, R. E. NEWMAN, whose name as President of

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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 23rd day of July,

19 80

Notary Public