

This instrument was prepared by

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Birmingham, AL 35203



Jefferson Land Title Services Co., Inc.

318 71ST NORTH • P.O. BOX 10427 • PHONE (205) 325-8021

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.



19801218000143930 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/18/1980 00:00:00 FILED/CERTIFIED

That in consideration of (\$7,500.00) Seven Thousand Five Hundred and no/100 DOLLARS
and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Eric Eldridge Washburn and wife, Mary Washburn

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald J. Lynch and Thelma F. Lynch

(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
Shelby

in Shelby County, Alabama to-wit:

Lot 11, according to the map and survey of Navajo Hills, 6th Sector,
as recorded in Map Book 6, Page 67, in the Probage Office of Shelby
County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the year 1981. (2) Title
to all minerals within and underlying the premises, together with all
mining rights and other rights, privileges and immunities relating thereto
as recorded in Deed 28, Page 198. (3) 70 foot building line from Cross
Path Drive; a 10 foot easement along the Northerly and Westerly line and a
15 foot easement along the Southerly line as shown on recorded map.
(4) Restrictions appearing of record in Book 14, Page 854. (5) Right of way
and rights in connection therewith granted to Southern Natural Gas Corporation,
in Deed 91, Page 231.

Grantees herein expressly agree and promise to pay that certain mortgage
executed by Eric Eldridge Washburn, an unmarried man, to Real Estate Financing,
Inc., in the amount of \$50,400.00, dated February 24, 1978, recorded in Book
375, Page 217, and transferred and assigned to Federal National Mortgage
Association, by instrument recorded in Book 24, Page 578, according to the
terms and conditions contained therein and the indebtedness secured thereby.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators 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(s) and seal(s), this 16th
day of December, 19 80

WITNESS:

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

1980 DEC 18 AM 10:01 (Seal)

Thelma F. Lynch, Jr. (Seal)
JUDGE OF PROBATE

Eric Eldridge Washburn (Seal)
Eric Eldridge Washburn

Mary Washburn (Seal)
Mary Washburn

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Deed 7.50
Pw. 1.50
Incl. 1.00
10.00

General Acknowledgment

I, the undersigned
hereby certify that Eric Eldridge Washburn and wife, Mary Washburn a Notary Public in and for said County, in said State,
whose names 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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 16th day of December, A. D., 19 80.

Form ALA-31

CORRETTI & NEWSOM

1804-7TH AVENUE NORTH

BIRMINGHAM, ALABAMA

[Signature]
Notary Public.