

SEND TAX NOTICE TO:

(Name) James D. Lynch
2361 22nd Street West
(Address) Birmingham, Alabama 35208

This instrument was prepared by

724

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-8 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Eighteen Thousand and no/100 (\$18,000.00) DOLLARS
and the execution of a purchase money mortgage recorded simultaneously herewith
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Livia Hayes Randolph Hood, a married woman

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

James D. Lynch and wife, Juanita B. Lynch

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

The North half of Lot No. 2 and Lot No. 3 in Block No. 10 of PINE GROVE CAMP according to the survey of the Second Addition to Pine Grove Camp dated September 21, 1959, made by Frank W. Wheeler, Registered Land Surveyor, a map of which survey is recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama, being a part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama. EXCEPT minerals and mining rights. ALSO EXCEPTING those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52, at Page 176, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1984 and subsequent years.

Subject to easements, rights of way, permits, and roadways of record.

Livia Hayes Randolph Hood is one and the same person as Livia Hayes Randolph, the surviving grantee in that certain deed recorded in Deed Book 208, Page 334, in Probate Office of Shelby County, Alabama; the other grantee, Flyent E. Randolph, having died on or about the 18 day of June, 19 77.

The property herein conveyed constitutes no part of the homestead of the grantor, or her spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 9th day of August, 19 84.

WITNESS:

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

1984 AUG 10 PM 2:44

STATE OF ALABAMA

SHELBY COUNTY

JUDGE OF PROBATE

Livia Hayes Randolph Hood
Livia Hayes Randolph Hood

Deed TAX 18.00
Rev 2.50
Jud 1.00
21.50



I, the undersigned authority, a Notary Public in and for said State,
hereby certify that Livia Hayes Randolph Hood, a married woman
whose name 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 she executed the same voluntarily

Given under my hand and official seal this

9th

day of

August

A. D., 19

84

Notary Public