

This instrument was prepared by

(Name) John L. Hartman, III

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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 Two Hundred Twenty-four Thousand Five Hundred & no/100 (\$224,500.00) -----DOLLARS

to the undersigned grantor, LAND DEVELOPERS CONSTRUCTION COMPANY, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

J. Daniel Lynn and wife, Carla R. Lynn

(herein referred to as GRANTEEES) 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 23, according to the Survey of Heatherwood, 3rd Sector, as recorded in Map Book 8, pages 29 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 35 foot building line as shown by recorded map; (3) 10 foot easement on rear and 5 foot easement on north and south as shown by recorded map; (4) Agreement with Alabama Power Company recorded in Misc. Volume 39, page 981 and Volume 318, page 16 in the Probate Office of Shelby County, Alabama; (5) Restrictions recorded in Misc. Volume 39, page 980 and Misc. Volume 37, page 537 in said Probate Office; (6) All easements, restrictions and reservations of record.

\$180,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

1986 FEB -5 AM 11:14

JUDGE OF PROBATE

RECORDING FEES

County Tax	\$	
Deed Tax		44.50
General Tax		
Notary Fee		2.50
Doc Fee		1.00
TOTAL	\$	48.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Raymond W. Barrett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January 19 86.

LAND DEVELOPERS CONSTRUCTION COMPANY, INC.

By Raymond W. Barrett President
Raymond W. Barrett Vice

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that Raymond W. Barrett whose name as Vice President of LAND DEVELOPERS CONSTRUCTION COMPANY, 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 January

Carla H. Barrett
Notary Public