

MAIL TAX NOTICE TO: Mr. Charles R. Lynch, Jr. 304 Ridge Road, Homewood
Al. 35209

1371
JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by
(Name) Daniel M. Spitler, Attorney at Law
(Address) 108 Chandalar Drive, Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of SIXTEEN THOUSAND AND NO/100 (\$16,000.00) DOLLARS

1. Deed Tax \$ 3.50
2. Mig. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 7.00

to the undersigned grantor, **REYNOLDS & VARNER, 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
CHARLES R. LYNCH JR. and wife, SUSAN D. 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:

Lot 17, according to the survey of Russet Bend, as recorded in Map Book 11 page 52,
in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Russet Bend Drive as shown by plat.
Public utility easements as shown by recorded plat, including a 10 foot easement on
the Southeast side and a 7.5 foot easement on the Northeast and Southwest side.
Restrictions, covenants and conditions as set out in instrument recorded in Real 150
page 97 in Probate Office of Shelby County, Alabama.
Right of Way granted to Alabama Power Company as shown by instrument recorded in
Deed Book 139 page 424 in Probate Office of Shelby County, Alabama.
Easement to Alabama Power Company and South Central Bell as shown by instrument
recorded in Real 157 page 617 in Probate Office of Shelby County, Alabama.
Mineral and mining rights if not owned by Grantor.
\$12,800.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of February 19 88.
REYNOLDS & VARNER, INC.

ATTEST:

Mildred W. Reynolds Secretary By Melvin R. Reynolds President
Melvin R. Reynolds,

STATE OF ALABAMA }
COUNTY OF SHELBY }

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

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that Melvin R. Reynolds
whose name as President of Reynolds & Varner, 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,
JUDGE OF PROBATE

Given under my hand and official seal, this the 18th day of

February 19 88.

[Signature]
Notary Public

First National Service (S) Corp