

This instrument was executed by Kenny Joe Ausman

Send tax notice to: G. David and Mary Ann Lynch

(Name) Ausman, Keyes & Keyes, P.C.

3290

#17 Monte Bello Lane
Montevallo, AL 35115

(Address) 720 N. 18th St., Bessemer, AL 35020

\$500.00

Form 1-1-8 Rev. 1-86
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mary Ann Lynch, a married woman

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

G. David Lynch, III and wife, Mary Ann 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 in Shelby County, Alabama to-wit:

Lot 17, according to the Survey of Monte Bello, as recorded in Map Book 6, page 23, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1988 which are a lien but not due and payable until October 1st, 1988.
2. 40' Building line as shown by recorded map.
3. 15' Easement on rear as shown by recorded map.
4. Restrictions contained in Misc. Vol. 8, page 415, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company and Southern Bell Telephone Company recorded in Volume 289, page 422, in the said Probate Office.
6. Right of way with South Central Bell recorded in Volume 293, page 274, in said Probate Office.
7. Mortgage dated 9/30/85 executed by Mary Ann Jones, an unmarried woman to Alliance Mortgage Company, in the amount \$56,571.00 filed for record 10/4/85 at 1:57 p.m. and recorded in Volume 43, page 668 in the Probate Office of Shelby County, Alabama.

BOOK 202 PAGE 182

Recital: Mary Ann Jones and Mary Ann Lynch are one and the same person.

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, I have hereunto set my hand(s) and seal(s), this 23rd day of August, 1988

WITNESS:

STATE OF ALA. SHELBY COUNTY }
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
88 AUG 31 AM 8:49 (Seal)
JUDGE OF PROBATE (Seal)

Mary Ann Lynch (Seal)
MARY ANN LYNCH (Seal)
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, Sherie Dudley, a Notary Public in and for said County, in said State, hereby certify that Mary Ann Lynch, 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 on the day the same bears date.

Given under my hand and official seal this 23rd day of August, A. D., 1988

My commission expires: 8-17-91 Sherie Dudley Notary Public.