

This instrument was prepared by:
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(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) James O. McCrary
(Address) 151 Apache Drive
Wilsonville, Alabama 35186

867

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of ELEVEN THOUSAND AND NO/100 (\$11,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, CLIFFORD W. LYNCH and wife, BARBARA C. LYNCH (herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES O. McCRARY and wife, JEAN McCRARY (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 1, according to the survey of Carleton Estates, as recorded in Map Book 13 page 48 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 70 feet reserved from Hebb Road as shown by plat.
Public utility easements as shown by recorded plat, including a 10 foot on the West, South, East sides of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 229 page 584 and Map Book 13 page 48 in Probate Office of Shelby County, Alabama.
Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 138 page 88 and Deed Book 133 page 253 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

Subdivision is to provide for construction of single family residences only, as shown in Map Book 13 page 48 in Probate Office of Shelby County, Alabama.

Less and except any part of subject property lying within road right of way.

BOOK 234 PAGE 887

- 1. Equal Tax \$ 11.00
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 2.00
- TOTAL 15.50

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 for 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 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 14th day of April, 19 89

WITNESS I CERTIFY THIS INSTRUMENT WAS FILED

89 APR 19 AM 8:08 (Seal)

[Signature] (Seal)
JUDGE OF PROBATE (Seal)

[Signature] (Seal)
Clifford W. Lynch (Seal)
[Signature] (Seal)
Barbara C. Lynch (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifford W. Lynch and wife, Barbara C. Lynch whose name 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 14th day of April, A.D., 19 89

1/25/90