

2549

This Instrument Was Prepared By:  
Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:  
J. T. Searcy  
1641 Glenridge Drive  
Bessemer, AL 35023

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$109,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, W. FRANK RYAN AND WIFE, SHIRLEY J. RYAN, (herein referred to as Grantors) do grant, bargain, sell and convey unto ALAN W. LAWLESS AND ANNE M. LAWLESS (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 10, according to the Survey of Sunny Meadows, 2nd Sector, as recorded in Map Book 9, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$98,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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, We have hereunto set our hands and seal, this 27 day of September, 1989.

W. Frank Ryan  
W. Frank Ryan  
Shirley J. Ryan  
Shirley J. Ryan

Recd tax - 11.00  
Rec 2.50  
Ind 3.00  
cert 1.00  
17.50

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. FRANK RYAN AND WIFE, SHIRLEY J. RYAN whose names 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 the 27 day September, 1989.

L. Anne Drake  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES  
MAY 22, 1990.

✓ Bynum

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
89 OCT -3 AM 8:52  
JUDGE OF PROBATE