

This form furnished by:

**Cahaba Title, Inc.**

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1206

This instrument was prepared by:

(Name) Daniel M. Spittler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. and Mrs. William R. Sherman  
(Address) \_\_\_\_\_

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) 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  
WILLIAM R. SHERMAN and wife, PATRICIA M. SHERMAN

(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, the following described real estate situated in Shelby County,  
Alabama to-wit:

Lot 11, according to the Survey of Carleton Point, as recorded in Map Book 13 page  
146 in the Probate Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama.

**SUBJECT TO:**

Building setback line of 70 feet reserved from Point Lane as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on  
the West side of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 270  
page 39 and Map Book 13 page 146 in Probate Office.

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.

Mineral and mining rights if not owned by Grantor.

Rights of riparian owners in and to the use of said Lay Lake.

Subdivision is to provide for construction of single family residences only, as  
shown by recorded plat.

Provisions for Boat Ramp Use as set out in Real 229 page 588.

Flood Rights of Alabama Power Company as shown by instrument recorded in Final  
Record 7 page 41 in Probate Office.

1. Deed Tax	\$ 25.00
2. Imp. Tax	\$
3. Recording Fee	2.50
4. Notary Fee	3.00
5.	1.00
6.	
Total	\$ 31.50

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.

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 15th  
day of December, 19 89

WITNESS

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

(Seal)

89 DEC 19 AM 8:50

(Seal)

(Seal)

Clifford W. Lynch

(Seal)

Barbara C. Lynch

(Seal)

(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 s 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 15th day of December, A.D., 19 89

1/25/90