

This instrument was prepared by

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Birmingham, Alabama 35244

2184

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY SIX THOUSAND FOUR HUNDRED FIFTEEN & NO/100— (\$266,415.00) DOLLARS to the undersigned grantor, Van Lowrey Construction Co., Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Patrick Earl Ryce and wife, Patricia Landry Ryce (herein referred to as GRANTEEES) 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:

Lot 50, according to the Survey of Willowbrook, as recorded in Map Book 11, page 48 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$177,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEEES' ADDRESS: 2528 Willowbrook Circle, Birmingham, Alabama 35242

Van Lowrey Construction Co., Inc. is one and the same as Van Lowery Construction Co., Inc. TO HAVE AND TO HOLD to the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Secretary, Mary Lowrey, who is authorized to execute this conveyance, hereto set its signature and seal, this the 23rd day of August, 1990.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 AUG 29 PM 12:19

Van Lowrey Construction Co., Inc.
By: Mary Lowrey
Mary Lowrey, Secretary

1.	89.50
2.	
3.	2.50
4.	3.00
5.	
6.	1.00
Total	96.00

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

Judge of Probate

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Mary Lowrey whose name as the Secretary of Van Lowrey Construction Co., 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.

Given under my hand and official seal, this the 23rd day of August, 1990

Richard L. Quinn
Notary Public

My Commission Expires October 23, 1993