

This instrument was prepared by

Send Tax Notice To: Emmett Lynn

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

name 1100 Siskin Drive
address Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty seven thousand and No/100 (87,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dewayne Wood and wife, Mattie Wood

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

Emmett Lynn and Frances Lynn

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 29, Block 4, according to the Survey of Meadowlark, as recorded in Map Book 7 page 98 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1992.

Subject to building setback line of 35 feet reserved from Shelby County Highway No. 55 and Whipporwill Drive as shown by plat.

Subject to public utility easements as shown by recorded plat, including a 20 foot easement through the Northwest corner of lot.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 28 page 14 in Probate Office.

Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 55 page 454 in Probate Office.

Subject to right(s)-of-way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 317 page 272 in Probate Office.

Subject to right(s)-of-way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 293 page 334 and Deed Book 320 page 887 in Probate Office.

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 (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, we have hereunto set our hand(s) and seal(s), this 15th day of May, 19 92.

WITNESSES:
1992-08786
(Seal)
(Seal)
(Seal)

Dewayne Wood (Seal)
Mattie Wood (Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Dewayne Wood and wife, Mattie Wood 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 May, A. D., 19 92

Larry L. Halcomb

Notary Public.