

\$1,500.00

THIS INSTRUMENT PREPARED BY:
HILL & WEATHINGTON, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
200 Tunnel Rd.
Leeds, Al. 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/00 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, William J. Davis, Sr., a married man, (herein referred to as Grantors) do grant, bargain, sell and convey unto GREG LYBRAND and SHELIA LYBRAND (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:

A parcel of land lying in Section 4, Township 18 South, Range 1 East, being more particularly described as follows: Commence at the SE corner of the SW1/4 of the SE1/4 of Section 4, Township 18 South, Range 1 East; thence West along section line a distance of 233.58 feet; thence North a distance of 165.15 feet to the point of beginning; thence North 68 deg. 35' 42" East a distance of 231.65 feet; thence North 21 deg. 24' 18" West a distance of 286.06 feet to a point on the South bank of Shoal Creek; thence South 49 deg. 37' 18" West along said South bank a distance of 141.11 feet; thence North 84 deg. 20' 53" West along said South bank a distance of 110.27 feet; thence South 21 deg. 24' 18" East a distance of 290.34 feet to the point of beginning.

The above described property does not constitute the homestead of Grantor nor that of his spouse.

The Grantor hereby conveys this real estate to the Grantees with the understanding that the Grantees will not sell same during the lifetime of the Grantor unless the Grantees experience financial hardships necessitating the sale of said real estate. In that event, the Grantor shall have first choice of repurchasing said real estate at the original price.

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

Inst # 1992-12894

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, I (we) have set my (our) hand(s) and seal(s) this 2 day of July, 1992.

William J. Davis, Sr.
William J. Davis, Sr.

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William J. Davis, Sr., whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of July, 1992.

Deborah A. Smith
Notary Public My Commission Expires November 21, 1992

Inst # 1992-12894

07/02/1992-12894

10:14 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCB 10.50