

Send Tax Notice To:

Michael C. Pearson
17 Monte Bello Lane
Montevallo, AL 35115
PID# 23-7-35-0-003-021

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

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Seventy Thousand Four Hundred Fifty and 00/100'S * (\$70,450.00)** to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

G. David Lynch, III and Mary Ann Lynch, husband and wife (hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Michael C. Pearson and Angela P. Pearson (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:

Lot 17, according to the Survey of Monte Bello, as recorded in Map Book 6 page 23 in the Office of the Judge of Probate of Shelby County, Alabama.

\$71,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1993 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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 of such survivor 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

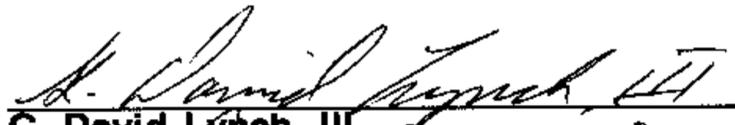
And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

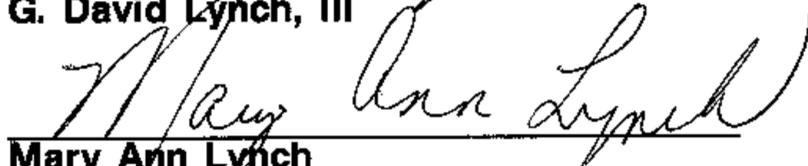
Inst # 1993-01423

01/15/1993-01423
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00

Beals

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 22nd day of December, 1992.


G. David Lynch, III


Mary Ann Lynch

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **G. David Lynch, III and Mary Ann Lynch, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of December, 1992.


NOTARY PUBLIC
MY COMMISSION EXPIRES 09/21/94

(AFFIX SEAL)

92246SH

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35243

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