

94-246

This instrument was prepared by

(Name) JAMES R. HODGINS, JR.

(Address) 1315 Alford Avenue, Suite 102, Birmingham, Alabama 35216

Form 2-64 Rev. 5-78

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Seventy Seven Thousand Five Hundred and No/100 Dollars (\$277,500.00)

to the undersigned grantor, BYRNE AND COMPANY BUILDERS, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Lanny Lynn Lloyd and Diana Lynn Lloyd

(herein referred to as GRANTEE) 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 903, according to the Survey of Brook Highland, an Eddleman Community, 9th Sector, as recorded in Map Book 17, Page 63, in the Judge of Probate Office of Shelby County, Alabama.

Subject to: 1. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants and conditions of record, if any.

\$202,300.00 of the above mentioned purchase price was paid for from the proceeds of a mortgage loan closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
901 W 3 94.00

TO HAVE AND TO HOLD, To the said GRANTEE 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 GRANTEE, their heirs and assigns, that it lawfully holds in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Paul M. Byrne, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of June 1994

ATTEST:

BYRNE AND COMPANY BUILDERS, INC.

By Paul M. Byrne, Jr. President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul M. Byrne, Jr. whose name as President of BYRNE AND COMPANY BUILDERS, 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 17th day of June 19 94

My commission expires: 2/23/96

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