

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: John Kevin Raybon and
(Name) Lynn V. Raybon

(Address) 275 Crestview Circle
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND and 00/100, (\$85,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RICHARD L. CONVILLE and wife, MARY R. CONVILLE
(herein referred to as grantors) do grant, bargain, sell and convey unto
JOHN KEVIN RAYBON and wife, LYNN V. RAYBON

(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, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot No. 22 in Block No. 5 according to "Arden Sub-Division" of the Town of Montevallo, Alabama, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, on Page 64.

SUBJECT TO:

Property taxes for 1994 and subsequent years.

Excepting therefrom title to all minerals of every kind and character within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto.

Restrictions and covenants made by the Montevallo Development Company recorded in Deed Book 139, Page 269, in the Probate Office of Shelby County, Alabama.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, IN FAVOR OF
MERCHANTS & PLANTERS BANK, IN THE SUM OF \$68,000.00.

1994-30108
10/03/1994-30108
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 103 25.50

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.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of September, 19 94

WITNESS

(Seal)

Richard L. Conville

(Seal)

(Seal)

Mary R. Conville

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Richard L. Conville and Mary R. Conville whose names 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 30th day of September A.D. 19 94

My Commission Expires

Notary Public