

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Guy Ronald Eason
106 Berryhill Circle
Alabaster, AL 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$107,900.00) to the undersigned grantor, L & M Homes, 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 **GUY RONALD EASON AND MARYBETH EASON**, (hereby referred to as GRANTEES), as tenants in common with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 34, according to the Map of Berryhill, 2nd Sector, as recorded in Map Book 14, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$97,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

By the execution and delivery of this Deed, Grantors and Grantees acknowledge that it is not their intention to create a joint tenancy with right of survivorship, but, on the contrary it is their intention to create and they do hereby create a form of concurrent ownership in property as tenants in common during the respective lives of the Grantees, with cross-contingent remainders in fee to and in favor of the survivor, and to the heirs and assigns of such survivor, which interest so created in the Grantees are indestructible by the act of one of the Grantees.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and, 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.

TO HAVE AND TO HOLD to the said Grantees, as tenants in common and with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees,

IN WITNESS WHEREOF, L & M Homes the said GRANTOR, by its Secretary, MICHAEL MISKELLY who is authorized to execute this conveyance, has hereto set its signature and seal, this 29th day of September, 1994.

L & M HOMES

BY: Michael Miskelly (Sec)
MICHAEL MISKELLY, SECRETARY

Inst # 1994-30280

10/05/1994-30280
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 22.00

Inst # 1994-30280

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL MISKELLY whose name as SECRETARY of L & M HOMES, 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, in his capacity 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 29th day of September, 1994.


Notary Public

My Commission Expires: 11/20/96

zeason

Inst # 1994-30280

10/05/1994-30280
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 22.00