

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THOUSAND & NO/100---- (\$200,000.00) DOLLARS to the undersigned grantor, M & K Homes, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Dennis R. Lyons and wife, Patricia D. Lyons (herein referred to as GRANTEEES) 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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

SEE LEGAL DESCRIPTION ATTACHED AT EXHIBIT "A".

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$188,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 149 Fulton Springs Road Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Mike Kent, who is authorized to execute this conveyance, hereto set its signature and seal, this the 11th day of October, 1994.

M & K Homes, Inc.

By: Mike Kent
Mike Kent, President

1054 * 1994-31354

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for Shelby County, in said state, hereby certify that Mike Kent whose name as the President of M & K Homes, 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 11th day of October, 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public

1054 * 1994-31354

10/17/1994-31354
09:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
2001 MCO 23.00

EXHIBIT "A"

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the East line of said 1/4 1/4 a distance of 90.20 feet to a point on the Northerly margin of Shelby County Highway No. 26; thence turn 96 deg. 35 min. 49 sec. right and run West-Northwesterly along said margin of said Highway No. 26 a distance of 950.39 feet to the point of beginning of the property being described; thence continue along last described course a distance of 384.00 feet to a point; thence turn 84 deg. 41 min. 04 sec. right and run Northerly 614.51 feet to a point; thence turn 6 deg. 30 min. 57 sec. right and run 42.24 feet to a point; thence turn 107 deg. 25 min. 13 sec. right and run Southeasterly 384.00 feet to a point; thence turn 63 deg. 15 min. 46 sec. left and run Southerly 536.89 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1994-31354

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