

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
804x103 Main, P.O. Box 91 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Harold Franklin Tyus and
(Name) Lillie Faye Sheffield Tyus
(Address) 393 Co. Rd. 9N
Autaugville AL 36003

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIFTEEN THOUSAND and 00/100-----(\$15,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marcia G. Wright, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Harold Franklin Tyus and Lillie Faye Sheffield Tyus

(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 15, according to the survey of Country Hills Subdivision, Phase One, as recorded in Map Book 11 page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO

- Property taxes for 1995 and subsequent years.
- Mineral and mining rights are not insured.
- Public easements as shown by recorded plat, including 30 foot drainage easement on the Easterly side of lot.
- Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 170 page 805 in Probate Office.
- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 87 page 277; Deed 107 page 150; Deed 121 page 430; Deed 143 page 431 and Deed 177 page 384 in Probate Office.
- Agreement with Alabama Power Company as to underground cables recorded in Real 167 page 327 and covenants pertaining thereto recorded in Real 167 page 321 in Probate Office.
- Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 11 page 41 in Probate Office.

Inst # 1995-01955

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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, I have hereunto set my hand(s) and seal(s), this 20th day of January, 1995.

WITNESS

(Seal)

(Seal)

(Seal)

Marcia G. Wright (Seal)
Marcia G. Wright (Seal)

01/24/1995-01955
12:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.50

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment, a Notary Public in and for said County, in said State,

I, the undersigned authority, hereby certify that Marcia G. Wright whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January A.D., 19 95

9/97
My Commission Expires:

M A Spears
Notary Public