

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

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 THOUSAND & NO/100---- (\$80,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Brenda J. Etheredge Lyster and wife, Jack Lyster (herein referred to as grantors), do grant, bargain, sell and convey unto Danny E. Hearn and wife, Vivian J. Hearn (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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Inst # 1995-22622

Legal Description attached hereto as Exhibit "A" and incorporated herein by reference.
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

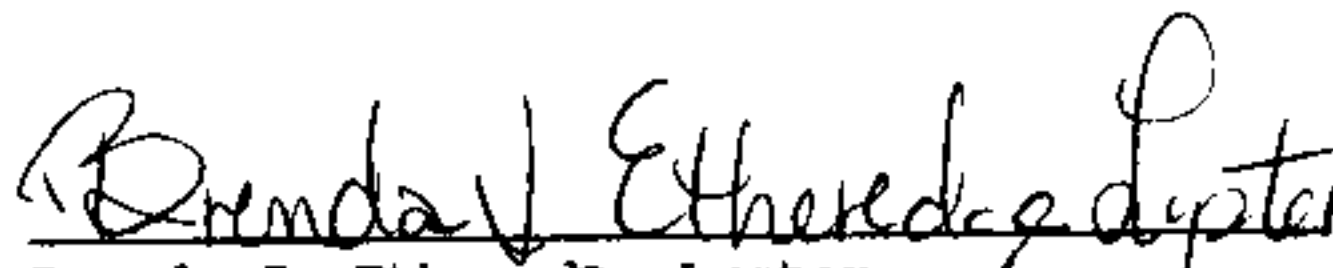
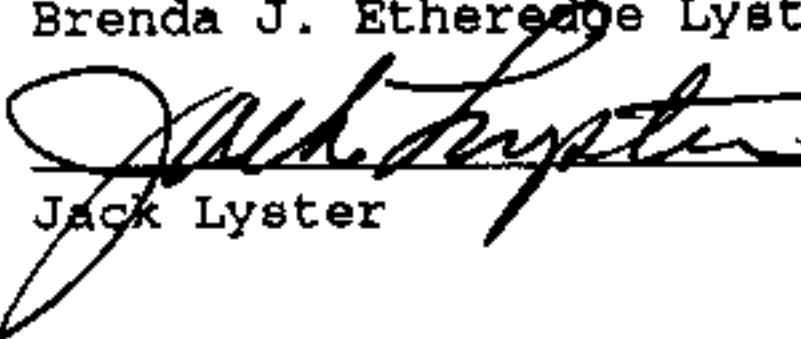
\$72,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 90 North River Road Shelby, Alabama 35143

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 said 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 16th day of August, 1995.


Brenda J. Etheredge Lyster (SEAL)

Jack Lyster (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Brenda J. Etheredge Lyster and wife, Jack Lyster 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.

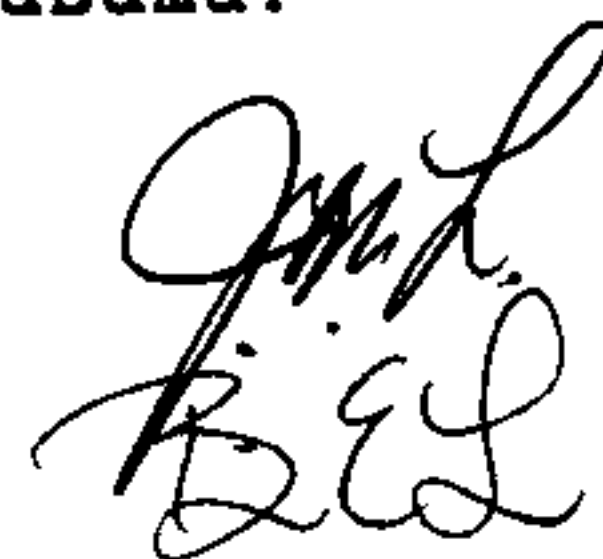
Given under my hand and official seal this 16th day of August A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

08/17/1995-22622
02:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 19.00

EXHIBIT "A"

A parcel of land in the SE 1/4 of the NE 1/4, Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, also being situated in Lacoosa Estates Subdivision, a recorded plat of the same on record in the Office of the Judge of Probate in Map Book 5 page 35, in the relationship of said subdivision and the lots therein shown on said map, commence at the NE corner of Lots 26 in said subdivision, and run East along the South right of way line of a public chert road in a continuation of the North line of said Lot 26, a distance of 100 feet to the beginning point of subject lot; from said point, continue said course 100 feet to the NW corner of Lot 20 of said subdivision; thence deflect right 90 deg. 00 min. run South parallel with East line of Lot 26, a distance of 170.0 feet to a point on the north bank of a canal, thence deflect 90 deg. 00 min. right and run West and parallel with the north line for 100.0 feet; thence deflect right 90 deg. 00 min. run North and parallel to said lot line 170.0 feet to the point of beginning; being situated in Shelby County, Alabama.



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