

SEND-TAX NOTICE TO:

(Name) David Lynch
(Address) 3628 Tall Timber Drive
Birmingham, AL 35242

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-8 Rev. 1/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mary Ann Lynch, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
George David Lynch, III and Mary Ann Lynch

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

A part of the SW 1/4 of SW 1/4 of Section 18, Township 20 South, Range 2 West, described as follows: Begin at the SW corner of said 1/4-1/4 Section and run North along West line 140 yards; thence East 140 yards; thence South 140 yards; thence West 140 yards to point of beginning.
Excepting Highway right of way.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OF HER SPOUSE.

Mary Ann Lynch, grantee herein is the sole surviving heir of Harold Viars and wife, Annie Mae Viars.

Inst # 1999-05210

02/05/1999-05210
12:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 BLN 9.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I 16 have hereunto set my hand(s) and seal(s), this 16
day of January, 19 99.

WITNESS:
_____(Seal) Mary Ann Lynch (Seal)
_____(Seal) Mary Ann Lynch (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Mary Ann Lynch
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 16 day of January, A. D., 19 99

Linda A. Mella
Notary Public