

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

Send Tax Notice to: **MARCUS G. WYATT and CYNTHIA WYATT**
(Name)
(Address) **287 Smokey Road, Lt #9**
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY THOUSAND and 00/100, (\$150,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **TROY L. LAWLEY and wife, MYRTLE LYNN LAWLEY** (herein referred to as grantors) do grant, bargain, sell and convey unto **MARCUS G. WYATT and wife, CYNTHIA WYATT**

(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:

A tract of land described as beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 14, Township 21, Range 3 West, and run thence East along the North line of said forty acres for a distance of 231 feet; run thence South and parallel with the West line of said Southwest Quarter of the Southeast Quarter of said Section 14, to the North right of way line of Smokey Public Road; run thence in a Westerly direction along the North right of way line of said Smokey Public Road for a distance of 231 feet, more or less, to the West line of said Southwest Quarter of the Southeast Quarter of said Section 14; run thence North along the West line of said last named forty acres to the Northwest corner of said forty acres and being the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

Taxes for 2000 and subsequent years. 2000 ad valorem taxes are a lien but not due and payable until October 1, 2000.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Easement to Alabama Power Company recorded in Deed Book 131, Page 235, Deed Book 138, Page 435, Deed Book 180, Page 298, and Deed Book 215, Page 365, recorded in Probate Office in Shelby County, Alabama.

Easement as recorded in Deed Book 240, Page 479 as to the East 15 feet of caption lands, recorded in Probate Office.

Easement to South Central Bell recorded in Deed Book 333, Page 467, recorded in Probate Office.

Right of Way for Smokey Road.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HERewith, IN FAVOR OF REGIONS BANK, IN THE SUM OF \$121,200.00.

SECOND MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HERewith, IN FAVOR OF GRANTORS HEREIN, IN THE SUM OF \$25,000.00.

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, we have hereunto set our hand(s) and seal(s), this 2nd day of May, 2000

WITNESS

(Seal)

(Seal)

(Seal)

Troy L. Lawley (Seal)
Myrtle Lynn Lawley (Seal)

STATE OF ALABAMA
SHELBY

COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that TROY L. LAWLEY and wife, MYRTLE LYNN LAWLEY

whose name s 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 bear date.

Given under my hand and official seal this 2nd day of May, A.D. 2000

9/13/2001
My Commission Expires:

[Signature]
Notary Public

05/04/2000-14671
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12:50
001 WFS

1051 • 2000-14671