

This instrument was prepared by
J. Dan Taylor/Smyer, White,
Taylor, Evans & Sanders
2025 Fourth Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

BARRY L. BYRD
4972 CALDWELL MILL LANE
B'HAM, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Two Thousand Five Hundred and 00/100 (\$82,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, L. A MILES and wife ANN L. MILES (herein referred to as grantors) do grant, bargain, sell and convey unto BARRY L. BYRD and LuANN L. BYRD (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 6, according to the Survey of Old Mill Trace, as recorded in Map Book 7, page 99 A & B, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, and right of ways of record.

\$58,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 22nd day of July, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See entry 434-683
1983 AUG -4 AM 9:37
2450
L. A. MILES
2700
ANN L. MILES
J. Dan Taylor/Smyer, White,
Taylor, Evans & Sanders
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that L. A. MILES AND ANN L. MILES 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 22nd day of July, 1983.

My Commission Expires
8/27/86

Notary Public