

SEND TAX NOTICE TO:

(Name) Donald & Jeffrea Westerhold

(Address) 1961 Lakemont Drive  
Bessemer, Alabama 35203

This instrument was prepared by

(Name) Michael J. Romeo, Attorney At Law  
City Federal Building, Suite 900  
(Address) 2026 Second Avenue North, B'ham, AL 35203

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

(\$180,730.00)

That in consideration of One Hundred Eighty Thousand Seven Hundred Thirty and No/100----DOLLARS

to the undersigned grantor, **BYRNE AND COMPANY BUILDERS, INC.** a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

**DONALD WESTERHOLD AND JEFFREA WESTERHOLD**  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY  
County, Alabama.

Lot 13, according to the Survey of Southpointe, Sixth Sector,  
Phase Two, as recorded in Map Book 15, page 24, in the  
Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem Taxes due and payable October 1, 1992.
2. 50 foot building line as shown by recorded Map.
3. 10 foot Easement on Rear, North and South and Easement of undetermined width on Rear as shown by recorded Map.
4. Declaration of Protective Covenants as recorded in Real 340, page 187, in the Probate Office of Shelby, County, Alabama.
5. Declaration of Protective Covenants for private sanitary sewer out fall system recorded in Real 340, page 194 in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, page 429 and Real 167, page 295, in the Probate Office of Shelby County, Alabama.
7. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

\$ 144,000.00 of the purchase price recited above was paid from a mortgage  
closed simultaneously with delivery of this deed.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **Paul M. Byrne, Jr.**,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of December 19 91

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

By Paul M. Byrne, Jr.  
**BYRNE & COMPANY BUILDERS, INC**  
President

STATE OF ALABAMA  
COUNTY OF SHELBY

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JUDGE OF PROBATE

1. Deed Tax	\$ 27.00
2. Mig. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 43.50

a Notary Public in and for said County in said

I, the undersigned  
State, hereby certify that **Paul M. Byrne, Jr.**,  
whose name as the President of **Byrne & Company Builders, Inc.**  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 11th day of December 1991

Michael J. Romeo Notary Public

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