

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Robert A. Altman
Peggy L. Altman
1035 Country Club Circle
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Four Hundred Sixty-Two Thousand and 00/100'S *** (\$462,000.00) Dollars** to the undersigned grantor, **M. Byrom Corporation** a corporation, in hand paid by Robert A. Altman and Peggy L. Altman, the receipt whereof is acknowledged, the said M. Byrom Corporation does by these presents, grant, bargain, sell and convey unto **Robert A. Altman and Peggy L. Altman**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3420, according to the survey of Riverchase Country Club 34th Addition as recorded in Map Book 15, page 32, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 50 feet reserved from Country Club Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 feet on the Westerly and Northerly side and 7.5 feet on the Westerly and a irregular on the Southeasterly corner of lot.
4. Declarations of Protective Covenants, Agreements, Easements, Charges, and Liens for Riverchase (Residential) recorded in Misc. Book 14, beginning at Page 536, as amended in Misc. Book 17, Page 550 and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549, and as amended by deed recorded in Real 345, Page 440, and in Map Book 15, Page 32 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by recorded instrument recorded in Deed Book 311, Page 801 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Deed Book 127, Page 140, in Probate Office.
7. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions, or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 345, Page 440 in Probate Office; the policy will insure any violation of this covenant will not result in a forfeiture or reversion of title.

\$160,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Robert A. Altman and Peggy L. Altman, 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 M. Byrom Corporation does for itself, its successors and assigns, covenant with said Robert A. Altman and Peggy L. Altman, their heirs and assigns, that it 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 Robert A. Altman and Peggy L. Altman, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said M. Byrom Corporation by Marty Byrom, President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of 1992.

M. Byrom Corporation

Marty Byrom
by, Marty Byrom, President

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Byrom, President, of M. Byrom Corporation, a corporation, whose name as such officer 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 29th day of July, 1992.


Notary Public
Affix Seal

Inst # 1992-16770

08/12/1992-16770
09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 311.00