

This instrument was prepared by

Send Tax Notice To: WILLIAM B. SYKES

(Name) GENE W. GRAY, JR.

name

1021 RIVERCHASE COVE

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638, BIRMINGHAM, ALABAMA 35244
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY THREE THOUSAND FOUR HUNDRED AND NO/100-----
-----DOLLARS (\$193,400.00)

to the undersigned grantor, M. BYROM CORPORATION

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto WILLIAM B. SYKES AND WIFE, CLARA FAYE SYKES

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA

to-wit:

LOT 20, ACCORDING TO THE SURVEY OF RIVERCHASE COVE, AS RECORDED IN MAP BOOK 20
PAGE 109 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1997.

BUILDING SETBACK LINE AS SHOWN ON RECORDED MAP.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN
FURTHER AMENDED IN INST. #1994-5727 AND INST. #1996-2164 AND AS SHOWN BY
INSTRUMENT RECORDED IN MAP BOOK 20, PAGE 104.

EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN
DEED BOOK 335, PAGE 35 AND IN INST. #1994-11652.

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; DEED BOOK 129 PAGE 205 AND
DEED BOOK 111 PAGE 625.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 20 PAGE 109.
COVENANTS AND AGREEMENTS REGARDING SEPTIC TANK AND FIELD LINES AS SET OUT IN
INST. #1994-5727.

\$71,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

02/04/1997-03696
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
131.00
101 #31

TO HAVE AND TO HOLD, To the said GRANTEEES 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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, MARTY BYROM
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of January 1997
M. BYROM CORPORATION

ATTEST:

By Marty Byrom
MARTY BYROM, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR.
State, hereby certify that MARTY BYROM
whose name as PRESIDENT of M. BYROM CORPORATION

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 29th day of January 1997

GENE W. GRAY, JR.

Notary Public