

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Inst # 1997-23834

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND & NO/100----  
(\$155,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, William H. Rubar and  
wife, Meredith A. Rubar (herein referred to as grantors), do grant, bargain, sell  
and convey unto Charles B. Byars, Jr. and wife, Marna R. Byars (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, together with every contingent  
remainder and right of reversion, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section  
12, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly  
described as follows: Commence at the Southwest corner of said 1/4 1/4  
Section; thence in an Easterly direction along the South line of said 1/4 1/4  
Section a distance of 242.84 feet to the point of beginning; thence continue  
along last described course a distance of 187.33 feet; thence 48 deg. 21 min.  
35 sec. left in a Northeasterly direction a distance of 362.21 feet; thence 90  
deg. left in a Northwesterly direction a distance of 140.0 feet; thence 90  
deg. left in a Southeasterly direction a distance of 486.68 feet to the point  
of beginning; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and  
rights of way, if any, of record.

\$137,000.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 5490 Broken Bow Drive, Birmingham, Alabama 35242.

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 of such survivor forever, together with every contingent  
remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and  
administrators, covenant with 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 stated 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 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 25th  
day of July, 19 97.

*William H. Rubar*  
William H. Rubar  
*Meredith A. Rubar*  
Meredith A. Rubar

07/30/1997-23834  
10:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
26.50  
B01 MCD  
SEAL

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that William H. Rubar and wife, Meredith A. Rubar 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 25th day of July  
A.D., 19 97

*Dawn Kason*  
Notary Public my Commission expires  
3/24/98