20060111000017850 1/1 $26.50
Shelby Cnty Judge of Probate,AL
01/11/2006 07:30:19AM FILED/CERT

Document Prepared By:
Dennis I Hays
Barksdale and Hays, P.C.
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Send Tax Notice To:
MARSHA MONTGOMERY
907 Savannah Lane
Calera, Alabama, 35040

GENERAL WARRANTY DEED

Shelby County, AL 01/11/2006
State of Alabama

Deed Tax:$15.50

STATE OF ALABAMA }
COUNTY OF SHELBY }

THAT IN CONSIDERATION OF **One Hundred Fifty-Five Thousand and 00/100 ($ 155,000.00)** to the undersigned **GRANTOR** (whether one or more), in hand paid by the **GRANTEE(S)** herein, the receipt of where is acknowledged, I or we,

JAMES C BYARS and ANNETTE P BYARS, husband and wife

(herein referred to as **GRANTOR(S)**), grant, sell, bargain and convey unto

MARSHA MONTGOMERY

(herein referred to as **GRANTEE(S)**) the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 14, according to the Survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

$ 139,500.00 of the above consideration paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said **GRANTEE(S)**, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 30th day of December, 2005.

GRANTOR(S)

James C Byars (SEAL)
JAMES C BYARS

Annette P Byars (SEAL)
ANNETTE P BYARS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public in for and said State, hereby verify that **JAMES C BYARS and ANNETTE P BYARS** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledged before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 30th day of December, 2005.

DENNIS I HAYS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Notary Public
My commission expires: March 16, 2009