

This instrument was prepared by

5763

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT HUNDRED, FIFTY AND NO/100

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bernice Brothers Valentine, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

John H. Byram or wife, Suedara Byram

(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:

From the NW corner of the NE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 7, Township 21 South, Range 2 East, run Southerly and at an angle of 96 deg. 22' from the North-South line of said <sup>1</sup>/<sub>4</sub> <sup>1</sup>/<sub>4</sub> Section a distance of 242.07 feet; thence turn right 20 deg. 17' a distance of 40.93 feet to the point of beginning; thence turn left 21 deg. 57' and run 200.00 feet; thence left 90 deg. a distance of 80.00 feet; thence left 90 deg. a distance of 168.76 feet; thence left 68 deg. 40' a distance of 85.88 feet to the point of beginning.

There is also conveyed to grantee, his heirs, successors and assigns, the right to use the present boat launching site of grantor on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property now owned by grantor.

19711117000048940 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/17/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
NOTARILY THIS  
INSTRUMENT WAS FILED  
11/17/1971 11:10:06  
JUDGE OF PROBATE

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 the 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 noted 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, I have hereunto set my hand(s) and seal(s), this 12th day of October, 1971.

WITNESS:

(Seal)

Bernice Brothers Valentine (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Bernice Brothers Valentine

whose name 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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 12 day of October, A. D., 1971

Nancy K. Brasher  
Notary Public.