

This instrument prepared by

(Name) WALLACE, ELLIS L. FOWLER, 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 ONE AND NO/100 ²³⁵¹ 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 and 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 $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East, run East along the north boundary of said $\frac{1}{4}$ Section a distance of 27.21 feet; thence turn right 83 deg. 38' and go 242.07 feet; thence turn right 20 deg. 17' and go 40.93 feet to the point of beginning; thence turn left 21 deg. 57' and go 200.00 feet; thence turn left 90 deg. 00' and go 80.00 feet; thence turn left 90 deg. 00' and go 168.76 feet; thence turn left 68 deg. 40' and go 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.

STATE OF ALABAMA
NOTARY PUBLIC
JAN 15 1973
REC. EX. & FILE AS SHOWN ABOVE
U.C.C. FILE NUMBER 10
Consent of 10-28-68
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 January, 1973.

WITNESS:

(Seal)

(Seal)

(Seal)

Bernice Brothers Valentine (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, 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 12th day of January, A. D. 1973.

Nancy L. Garner
Notary Public.

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BOOK