

This instrument was prepared by

(Name) Robert E. Carter

(Address) 3928 Montclair Road - Suite 218, Birmingham, Alabama 35213

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Five Hundred and 00/100 (\$3,500.00) DOLLARS and the assumption of the two mortgages recited hereinbelow

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

Irvin S. Walker and wife, Diana R. Walker

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

Stephen G. Byrd and wife, Cathey Byrd

(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

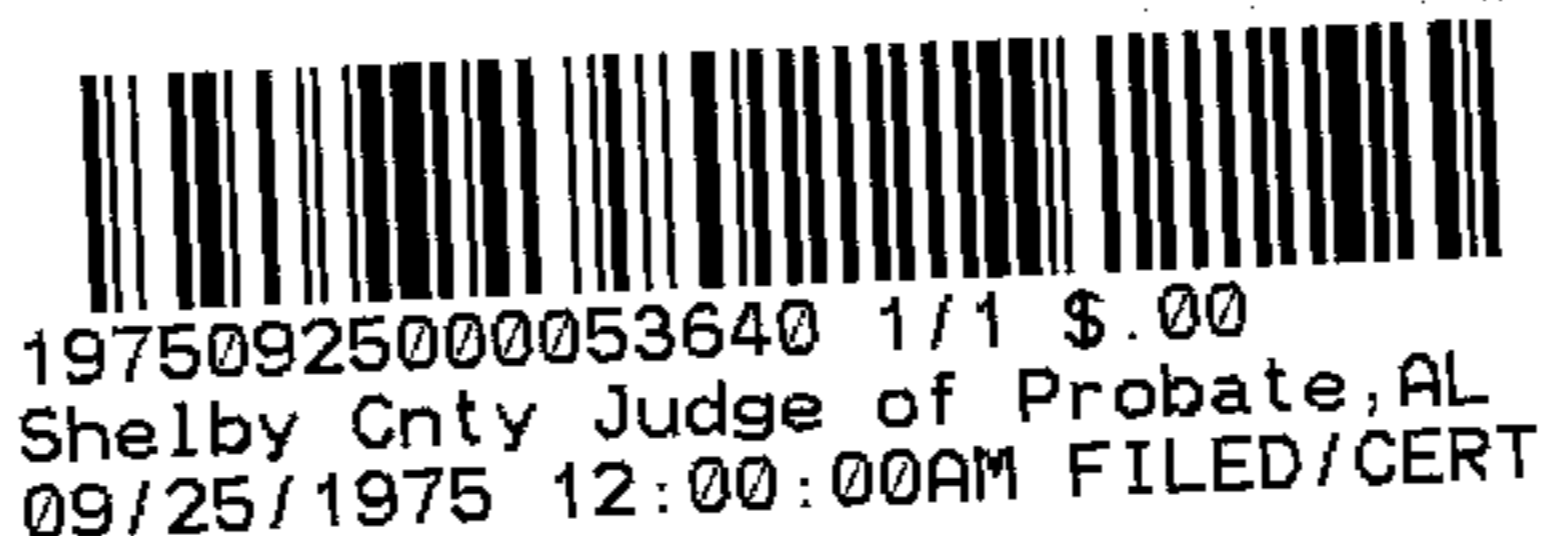
in Shelby County, Alabama to-wit:

Lot 10, Kenton Brant Nickerson Subdivision as shown on map recorded in Map Book 5, Page 53, in the Probate Office of Shelby County.

Subject to easements and restrictions of record.

The Grantees herein above assume and agree to pay that certain mortgage heretofore executed by Jack Pierce Ward, Jr., and wife Martha W. Ward to Robinson Mortgage Company as recorded in Volume 319 Page 901 and assigned to Spencer Savings and Loan Association as recorded in Volume 273, Page 296 in the Probate Office of Shelby County, Alabama.

The Grantees hereinabove assume and agree to pay that certain second mortgage heretofore executed by Irvin S. Walker and wife, Diana R. Walker to United Virginia Mortgage Corporation as recorded in Volume 345, Page 67 in said Probate Office.



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, we have hereunto set our hand(s) and seal(s), this 24th day of September, 1975

WITNESS:
STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1975 SEP 25 AM 9:17
Deed J. S. 50
Corrected by Notary
JUDGE OF PROBATE
STATE OF ALABAMA
Jefferson COUNTY

Irvin S. Walker (Seal)
Diana R. Walker (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Irvin S. Walker and wife, Diana R. Walker 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 24th day of September, A. D., 1975

Notary Public.