

This instrument was prepared by

(Name) Sloan Y. Bashinsky, II, Attorney at Law

(Address) 503 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Five Thousand Nine Hundred and No/100--(\$55,900.00) ----- DOLLARS

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

William C. Byrd and wife, Beverly S. Byrd

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

Barton A. Donaldson and wife, Sharon E. Donaldson

(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 27-B, according to a Resurvey of Lots 5, 15, 16, 17, 27, 2, 31 and 32 of Indian Hills, First Sector, as recorded in Map Book 5, Page 104, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$41,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 299 PAGE 63

19760601000050930 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/01/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN - 1 AM 8:18
Deed day 1500
Conveyance
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, we have hereunto set our hand(s) and seal(s), this 27th day of May, 1976

WITNESS:

(Seal)
(Seal)
(Seal)

William C. Byrd
Beverly S. Byrd

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William C. Byrd and wife, Beverly S. Byrd 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 27th day of May, A. D. 1976

Paul Jones

Notary Public