

✓ Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
Pelham, Alabama 35124

3411

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Fourteen Thousand and No/100-----DOLLARS

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

Paul Byram and wife, Pearl Byram

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

Paul Byram and wife, Pearl 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:

PARCEL I: Part of the SE-1/4 of the NE-1/4 of Section 8, Township 24 North, Range 12 East, situated in Shelby County, Alabama, and being more particularly described as follows: Commence at the NW corner of said 1/4-1/4 Section, thence run South along the West line thereof for a distance of 169.1 feet; thence East 687.5 feet; thence South 00° 30' East for 380.6 feet to the NW corner of Lot 5, according to the Map of Wilton, as recorded in Deed Book 14, Page 239, in the Probate Office of said County, thence North 89° 30' East for 160 feet; thence South 00° 30' East for 75 feet, thence South 89° 30' West for 160 feet, thence North 00° 30' West for 75 feet to the point of beginning.

PARCEL II: Begin at the SW corner of the above described tract, said point being the NW corner of Lot 6, of the Map of Wilton, as recorded in Deed Book 14, Page 239, in the Probate Office of said County, thence North 89° 30' East for 160 feet, thence South 00° 30' East for 75 feet, thence South 89° 30' West for 160 feet, thence North 00° 30' West for 75 feet to the point of beginning.

Subject to easements and restrictions of record.

BOOK 308 PAGE 448

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 OCT 19 AM 10:39

Deed Tax 14.00
Rec. 1.50
Ind 1.00
16.50

19771019000111540 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/19/1977 12:00:00AM FILED/CERT

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:

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 and seal, this 18th day of October, 1977.

WITNESS:

Paul Byram
Paul Byram

Pearl Byram
Pearl Byram

State of ALABAMA

SHELBY COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Byram and wife, Pearl Byram, 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 18th day of October A. D., 19 77.

Notary Public