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This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law $1500.00

(Address) P O Box 1227, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of and in compliance with the divorce judgment between the parties of even date and the Grantee's assumption and agreement to pay the hereinafter described mortgage,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

PAUL EDWARD BYARS, an unmarried man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

REBECCA SUE HARRIS BYARS, an unmarried woman, his undivided one-half interest in and to

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 7 in Triple Springs Subdivision as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 34.

Subject to utility easement and building restriction line as shown on map of said subdivision.

Subject to restrictions of Triple Springs Subdivision as recorded in Deed Book 256, page 481, in the Probate Records of Shelby County.

Subject to the following mortgages held by and in favor of the United States of America acting by and through the Farmers Home Administration: From Roy E. Hamilton and Brenda R. Hamilton dated the 9th day of June, 1969, and recorded in Mortgage Book 311, at Page 734, in the Office of the Judge of Probate of Shelby County, Alabama; and from Roy E. Hamilton and Brenda R. Hamilton, dated the 17th day of October, 1969, and recorded in Mortgage Book 312, page 611, in the Office of the Judge of Probate of Shelby County, Alabama; from Thomas E. McDonald and wife, Sylvia B. McDonald, dated the 18th day of June, 1974, and recorded in Mortgage Book 340, at Page 125, in the Office of the Judge of Probate of Shelby County, Alabama; and, from Paul Byars and Becky Byars, dated November 8, 1977, and recorded in Mortgage Book 371, at Page 261, in the Office of the Judge of Probate of Shelby County, Alabama. The Grantee herein does hereby assume and agree to pay and be solely responsible for paying all of the above referenced mortgage indebtednesses.

BOOK 320 PAGE 489

19790705000084220 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/05/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 20th day of June, 1979.

(Seal) Paul Edward Byars (Seal)

JUL -5 PM 12 35

(Seal) Deed 1.50 (Seal)
Rec. 1.50
Ind. 1.00
4.00

(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 Paul Edward Byars, an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June A. D., 19 79

Margaret Riviere
Notary Public.

Return to:
Mrs. Rebecca H. Byars
405 Debo Dr
Columbiana 35051