

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. James M. Byars

(Address) 14 Hickory Street
Maylene, AL 35114

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law

1600 City Federal Building

(Address) Birmingham, AL 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-five Thousand and no/100 DOLLARS

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

JAMES D. LEDBETTER and wife, MARTHA M. LEDBETTER,

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES MICHAEL BYARS and wife, JANIE ERWIN BYARS

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 24, according to the survey of Woodland Hills - 1st Phase, 2nd Sector, as recorded in Map Book 5 Page 137 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: Easements and restrictions of record.

\$48,000.00 of the proceeds was derived from a mortgage loan closed simultaneous herewith.

BOOK 346 PAGE 04

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 James D. Ledbetter have hereunto set OUR hand(s) and seal(s), this 17th

day of MARCH, 19 83.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
see reg 429-51
1983 MAR 30 AM 9:14

Deed tax - 7.00
Rec. - 1.50
Ind. - 1.00
9.50

James D. Ledbetter
JAMES D. LEDBETTER

(Seal)

(Seal)

(Seal)

STATE OF GEORGIA }
DeKalb COUNTY }

Martina M. Ledbetter
MARTHA M. LEDBETTER

(Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES D. LEDBETTER and wife, MARTHA M. LEDBETTER 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 17 day of March, A. D., 1983

Bar [redacted] Jingle

[redacted] Cynthia P. P... [redacted]
Notary Public, Georgia, State
My Commission Expires Nov. 1, 1986