

500

SEND TAX NOTICE TO:

(Name) Thomas E. Byron
2040 Chandaway Drive
(Address) Pelham, AL 35124

This instrument was prepared by

399

(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
(Address) Birmingham, AL 35205

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 ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, DOLLARS

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

Thomas E. Byron and wife, Heather H. Byron

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

Thomas E. Byron and wife, Heather H. Byron

(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 194, according to the Survey of Chandalar South, Fourth

Sector, as recorded in Map Book 6, Page 69, in the Office of

the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to that certain mortgage to Norwest Mortgage, Inc., as recorded in Book 454 Page 271, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 001 PAGE 847

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 have hereunto set our hand(s) and seal(s), this 23rd

day of August, 19 84.

WITNESS:

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT NO. 111

(Seal)

1984 SEP 11 AM 10:22

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Deed Tax .50
Rec 2.50
Ind 1.00
H.00

Thomas E. Byron
Thomas E. Byron
Heather H. Byron
Heather H. Byron

(Seal)

(Seal)

(Seal)

I, the undersigned, a Notary Public for said County, in said State, hereby certify that Thomas E. Byron and wife, Heather H. Byron whose name S 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, A.D., 19 84.

Earl J. Duncan

[Signature]

[Signature]

[Signature]
Notary Public.