

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-six thousand five hundred and no/100 (\$ 56,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John B. Byram and wife, Barbara Byram
Patricia B. Byram Martin and husband, Horace Eugene Martin
(herein referred to as grantors) do grant, bargain, sell and convey unto
Steve Phillips and Sharon Phillips
(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 19, Block 3, according to the survey of Oak Mountain Estates, 2nd Sector, as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1985.

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

Patricia B. Byram and Patricia B. Byram Martin is one and the same person.

\$ 53,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 19th day of April, 1985

Rec'd by - 300
Rec'd - 250
Jan 3 02
8-10

Patricia B. Byram Martin (Seal)
Patricia B. Byram Martin
Horace Eugene Martin (Seal)
Horace Eugene Martin
STATE OF ALA. (SHELBY CO.)
I CERTIFY THIS INSTRUMENT IS FILED (Seal)

John B. Byram (Seal)
John B. Byram
Barbara Byram (Seal)
Barbara Byram (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

1985 APR 23 AM 8:48

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that John B. Byram and wife, Barbara Byram and Patricia B. Byram Martin and husband, Horace Eugene Martin 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 19th day of April, A. D., 1985