

This Form furnished by:

This instrument was prepared by

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**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY-SIX THOUSAND EIGHT HUNDRED EIGHTY AND NO/100 DOLLARS

to the undersigned grantor, H. D. H. CONSTRUCTION, INC. a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
 said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOHN B. BYARS and wife, CHERYL H. BYARS

(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:

Lot 2, in Block 3, according to the Survey of Dearing Downs, Second Addition, as  
 recorded in Map Book 9, Page 33, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

Right of Way granted to Alabama Power Company by instrument recorded in Deed Book  
 55, Page 454.

Pipeline easement to Southern Natural Gas Company recorded in Deed Book 91, Page  
 231.

Right of Way to Colonial Pipeline Company recorded in Deed Book 223, Page 431.

Pipeline easement to Plantation Pipeline Company recorded in Deed Book 113, Page 59.

Easement to Colonial Pipeline Company recorded in Deed Book 268, Page 211.

Right of way to Shelby County, in Deed Book 271, Page 726.

Restrictions appearing of record in Real Volume 4, Page 385.

Right of Way in favor of Alabama Power Company and South Central Bell Telephone  
 Company by instrument recorded in Real Volume 6, Page 473.

Right of Way granted to South Central Bell Telephone Company by instrument recorded  
 in Real Volume 12, Page 166.

40 foot building line from Secretariat Drive and Bold Ruler Lane, as shown on  
 recorded plat; 15 foot easement along rear for public utilities, as shown on  
 recorded plat.

\$82,500.00 of the purchase price recited above was paid from a mortgage loan closed  
 simultaneously herewith.

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 con-  
 tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
 GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
 brances.

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
 and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of October 19 85

ATTEST:

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

1985 NOV -5 AM 10:44

Deed 450  
 Rec 250  
 Ind. 100  
 800

H. D. H. CONSTRUCTION, INC.

By Harry D. Horton, President

STATE OF ALABAMA

COUNTY OF SHELBY

JUDGE OF PROBATE

I, the undersigned  
 State, hereby certify that Harry D. Horton

whose name as President of H.D.H. CONSTRUCTION, INC.

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as  
 the act of said corporation.

Given under my hand and official seal, this the 25th day of October

Form ALA-33

Notary Public