

PLEASE SEND TAX NOTICE TO: JANET M. BYARS  
408 ADDRESS: 4521 Miller Circle  
Helena, Alabama 35080

This instrument was prepared by

(Name) DOUGLAS L. KEY, ATTORNEY AT LAW  
2100 11th Avenue North  
(Address) Birmingham, AL 35234



This Form furnished by:  
**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

**WARRANTY DEED**

STATE OF ALABAMA  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and no/100 (\$120,000.00) Dollars

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

JAMES R. MONK and wife, *Vickie B. Monk*

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

Janet M. Byars 4521 Miller Circle, Helena, AL 35080

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

Lot 21, according to the survey of Indian Ridge Estates, as recorded in Map Book 6 page 44 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

BOOK 066 PAGE 937

\$108,000.00 of the above stated consideration has been paid from a purchase money mortgage of even date and filed simultaneously herewith.

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 said grantee, his, her or their heirs and assigns, that I (we) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this *22<sup>nd</sup>* day of *Feb* 19 *86*

X *James R. Monk* (SEAL)  
JAMES R. MONK STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

X *Vickie B. Monk* (SEAL)  
VICKIE B. MONK

1986 APR - 7 AM 9:14 (SEAL)

1. Deed Tax \$ *12.00*

(SEAL)

2. Mtg. Tax

(SEAL)

3. Recording Fee *2.50*

4. Indexing Fee *1.00*

TOTAL *15.50*

(SEAL)

STATE OF *Alabama*

Shelby COUNTY }

Acknowledgment

I, the undersigned *CAROL S. WILLIAMS* in said State, hereby certify that James R. Monk and wife, Vickie B. Monk

a Notary Public in and for said County,

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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *22<sup>nd</sup>* day of *February* A.D. 19 *86*

*Carol S. Williams*  
Notary Public

My Commission Expires April 16, 1988