

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) V. Wayne Causey

(Address) P. O. Drawer D

Calera, AL 35040

Send Tax Notice to:

(Name) Mr. and Mrs. Paul Byram

(Address) Route 2, Box 27 BB

Calera, AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$22,888.74)

That in consideration of Twenty-Two-Thousand-Eight-Hundred-Eighty-Eight and 74/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Roger D. Smith and wife, Jo Anna Smith
(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul A. Byram and wife, Pearl M. Byram

(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:

See following page for complete legal description.

BOOK 178 PAGE 187

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 for such survivor forever, together with every contingent remainder and right of reversion.

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 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 28th day of March, 19 88.

WITNESS

(Seal)

(Seal)

(Seal)

Roger D. Smith
ROGER D. SMITH (Seal)

Jo Anna Smith
JO ANNA SMITH (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roger D. Smith and wife, Jo Anna Smith, 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 28th day of March, A.D., 19 88

January 10, 1991
My Commission Expires:

Nancy K. Dillon
Notary Public

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-Page 2

Grantors: Roger D. Smith and wife, Jo Anna Smith

Grantees: Paul A. Byram and wife, Pearl M. Byram

Dated: March 28, 1988

Complete Legal Description

Parcel 1

Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 24 North, Range 12 East, situated in Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ Section; thence run North along the West line thereof for a distance of 169.1 feet; thence run North 89 deg. 30 min. East 687.75 feet; thence South 00 deg. 30 min. East for 380.6 feet to the Northwest corner of Lot 5, according to the Map of Wilton, as recorded in Deed Book 14 page 239 in the Probate Office of Shelby County, Alabama, to the point of beginning; thence North 89 deg. 30 min. East for 160 feet; thence South 00 deg. 30 min. East for 75 feet; thence South 89 deg. 30 min. West for 160 feet; thence North 00 deg. 30 min. West for 75 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2

Begin at the Southwest corner of the above described tract, said point being the Northwest corner of Lot 6, of the Map of Wilton, as recorded in Deed Book 14 page 239 in the Probate Office of Shelby County, Alabama; thence North 89 deg. 30 min. East for 160 feet; thence South 00 deg. 30 min. East for 75 feet; thence South 89 deg. 30 min. West for 160 feet; thence North 00 deg. 30 min. West for 75 feet to the point of beginning; being situated in Shelby County, Alabama.

This being the same property as that having intended to be conveyed in Deed Book 328 page 762, which deed had an erroneous description.

\$17,888.74 of the consideration recited above was paid in full settlement of the balance of a debt owed by Roger D. Smith and Paula L. Smith to Paul Byram and Pearl Byram evidenced by that certain promissory note dated September 23, 1980 and in full satisfaction of the mortgage securing said debt recorded in Book 406, Page 195 in the Office of the Probate Judge, Shelby County, Alabama.

1. Deed Tax	\$ <u>23.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>29.00</u>

68 APR -4 PM 1:02