

This instrument was prepared by: 837

(Name) Judy Black
(Address) 300 Cahaba Park Circle Ste. 112
Birmingham, AL 35242

Send Tax Notice to:

(Name) Grantees BRADLEY H. BYERS
(Address) 5330 Meadow Lark Lane
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS, \$500

That in consideration of one dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Charles M. Byers and Mary Lynn Byers

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:5330 Meadowlark Lane
Birmingham, AL 35242

The west 100 feet of the East 455 feet of Lot 19, according to map recorded in Map Book 3, page 54, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Subject to easement for road right of way 15 feet wide across the Northern portion thereof. Also, commence at the NE corner of Tract known as Tract 19, in the NE $\frac{1}{4}$ of Section 31, Township 18, Range 1 West, as shown by survey made by J.R. McMillan, County Surveyor, as shown by map dated August 18, 1945, and recorded in Map Book 3, Page 54, in Probate Office of Shelby County, Alabama; thence run West along the North line of said Lot 19 for 180 feet to the point of beginning; thence continue West along North line for 175 feet; thence 90° left and run South 165 feet to South boundary of Tract no. 19; Thence run Easterly along South boundary of Tract 19 for 175 feet; thence run Northerly 165 feet to point of beginning; being situated in Shelby County, Alabama.. Subject to a strip 15 feet wide on the North side of subject property which is reserved as a driveway.
All being situated in Shelby County, Alabama.
Mineral and Mining rights excepted.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
88 DEC 13 AM 10:11

JUDGE OF PROBATE

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 am (we are) 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 23rd day of December 19 87

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
88 DEC 13 AM 10:11

Deed tax 50
250
100
400

(Seal)

(Seal)

(Seal)

Charles M. Byers

Mary Lynn Byers

Mary Lynn Byers

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, Judith Ann Black
in said State, hereby certify that Charles M. Byers

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of December 19 87

5/20/91

My Commission Expires:

Judith Ann Black
Notary Public