

SEND TAX NOTICE TO:

(Name) Dewey C. Green

2040 Chandaway Drive

(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Dale Corley
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIVE THOUSAND & 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas E. Byron and wife, Sheila R. Byron
(herein referred to as grantors) do grant, bargain, sell and convey unto

Dewey C. Green

(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 194, according to the Survey of Chandalar South, Fourth Sector, as recorded in Map Book 6, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Advalorem taxes for the year 1989, which are a lien, but not due and payable until October 1, 1989.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$ 84,000.00 of the consideration was paid from the proceeds of
a mortgage loan.

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

89 OCT -2 AM 10:43

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>21.00</u>
2. Mtg. Tax -----	\$ <u>2.50</u>
3. Recording Fee -----	\$ <u>2.50</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$ <u>1.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>27.50</u>

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 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 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 10th

day of June, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas E. Byron (Seal)
Thomas E. Byron
Sheila R. Byron (Seal)
Sheila R. Byron

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and-for said County, in said State, hereby certify that Thomas E. Byron and wife, Sheila R. Byron 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 they executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 10th day of June, A. D., 19 89

My Commission Expires May 29, 1991

Notary Public.