

SEND TAX NOTICE TO:

4.50
7.50

(Name) Phillip Garcia and Jami E. Garcia
5008 Indian Valley Road
(Address) Birmingham, Alabama
#10-5-16-0-003-020

This instrument was prepared by

244

(Name) Gene W. Gray, Jr.
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
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

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

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

Robert G. Byron and wife Lori G. Byron

(herein referred to as grantors) do grant, bargain, sell and convey unto

^{J.}
Phillip Garcia and Jami E. Garcia

(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 34, according to the Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Probate Office of Shelby County, Alabama.

Subject To:

Advalorem taxes for the year 1990, which are a lien, but not due and payable until October 1, 1990.

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

\$ 92,485.00 of the consideration was paid from the proceeds of
a mortgage loan.

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

90 JAN -5 AM 8:14

Thomas W. [Signature]
JUDGE OF PROBATE

Deed TAX 1.00
Rec 2.50
Cert 1.00
Jud 3.00
7.50

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 20th

day of December, 19 89

WITNESS:

[Signature] (Seal)
____ (Seal)
____ (Seal)

[Signature] (Seal)
Robert G. Byron
____ (Seal)
[Signature] (Seal)
Lori G. Byron

STATE OF Montana
Big Horn COUNTY }

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert G. Byron and Lori G. Byron whose name 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 20 day of December, A. D., 19 89

(MUST AFFIX SEAL)

Notary Public