

This instrument was prepared by

(Name) JAMES R MONCUS JR
 1318 ALFORD AVENUE SUITE 102
 (Address) BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

GARY C WALLACE
 4049 WATER WILLOW LANE
 BIRMINGHAM AL 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED SIXTY ONE THOUSAND THREE HUNDRED AND NO/100 DOLLARS
 (\$261,300.00)

to the undersigned grantor, **M. BYROM CORPORATION** a corporation,
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
 said GRANTOR does by these presents, grant, bargain, sell and convey unto

GARY C. WALLACE AND GLORIA R. WALLACE

(herein referred to as GRANTEEES) 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:

LOT 3017 ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 30TH ADDITION AS
 RECORDED IN MAP BOOK 13, PAGE 88 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY,
 ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$187,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN
 CLOSED SIMULTANEOUSLY HERewith.

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

90 MAY -8 AM 10:16

JUDGE OF PROBATE

1. Deed Tax	-----	\$ 74.50
2. Mtg. Tax	-----	\$
3. Recording Fee	-----	\$ 250
4. Indexing Fee	-----	\$ 3.00
5. Notary Fee	-----	\$
6. Certified Fee	-----	\$ 1.00
Total	-----	\$ 81.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 of such survivor forever, together with every con-
 tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
 brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
 and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4TH day of MAY 19 90

ATTEST:

M. BYROM CORPORATION

By

Marty Byrom - Pres.

President

Secretary

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, THE UNDERSIGNED

a Notary Public in and for said County in said

State, hereby certify that **MARTY BYROM**
 whose name as President of **M. BYROM CORPORATION**
 a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
 the act of said corporation,

Given under my hand and official seal, this the 4TH day of MAY

19 90

Notary Public