

427

Barry L. Byrd

This instrument was prepared by

Send Tax Notice To: 2527 Willowbrook Circle Birmingham, AL 35242 address

(Name) William H. Halbrooks, Attorney Suite 704 Independence Plaza (Address) Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Five Thousand and no/100-- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Hilary Kent Phillips and Melody Francis Phillips, both unmarried (herein referred to as grantors) do grant, bargain, sell and convey unto

Barry L. Byrd and LuAnn L. Byrd (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 22, according to the Survey of Willowbrook, as recorded in Map Book 11, page 48, A & B, in the Probate Office of Shelby County, Alabama.

Table with 2 columns: Item, Amount. 1. Deed Tax \$45.00, 2. Mtg. Tax \$3.50, 3. Recording Fee \$3.70, 4. Indexing \$1.00, 5. Notary Fee \$1.00, 6. Certification \$1.00, Total \$56.50

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Subject to taxes, easements and restrictions of record.

\$140,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 25th day of March, 19 91

WITNESS:

Notary Public Seal: STATE OF ALABAMA, SHELBY COUNTY, I CERTIFY THIS INSTRUMENT WAS FILED 91 APR -4 PM 12: 21

Signatures of Hilary Kent Phillips and Melody Francis Phillips with seals.

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Hilary Kent Phillips and Melody Francis Phillips 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. 25th March 91

Given under my hand and official seal this day of A. D., 19

Signature of Notary Public