

THIS INSTRUMENT PREPARED BY: **JAMES R. MONCUS, JR.**
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, Alabama 35226

SEND TAX NOTICE TO:

James R. Helton
4753 Southlake Parkway
B'ham AL 35244

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

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Sixty Eight Thousand Three Hundred Eighty Two and No/100 (\$368,382.00) Dollars to the undersigned Grantor

M. BYROM CORPORATION

a corporation (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

JAMES R. HELTON AND WYLENE M. HELTON

(herein referred to as Grantees) 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 40, ACCORDING TO THE SURVEY OF SOUTHLAKE, A RESIDENTIAL SUBDIVISION AS RECORDED IN MAP BOOK 11 PAGE 85 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

Subject to all easements, restrictions and rights-of-way of record.

\$285,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Grantees 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 contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Grantees, 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 20th day of June, 1991.

M. BYROM CORPORATION

By: Matty Byrom
Its President

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STATE OF ALABAMA)

JEFFERSON COUNTY)

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.

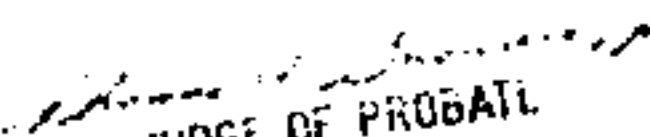
Given under my hand and official seal this 20th day of June, 1991.


NOTARY PUBLIC

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN 27 AM 10:24


JUDGE OF PROBATE

1. Bond Fee	83.50
2. Map Fee	
3. Recording Fee	8.00
4. Copying Fee	3.00
5. No Tax Fee	
6. Notary Fee	1.00
Total	95.50