

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
FAX 833-1577

Riverchase Office  
(205) 988-5600  
FAX 988-5605

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Donald Ray Byars, Jr.  
(Address) 731 2nd Street  
Helena, Alabama 35080

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY SEVEN THOUSAND AND NO/100ths (\$47,000.00) - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael J. Keyes and wife, Cynthia H. Keyes and Sheila Sullivan, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Donald Ray Byars, Jr. and wife, Teresa A. Byars

(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, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$45,824.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Sheila M. Keyes is one and the same as Sheila Sullivan and Sheila M. Sullivan.

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 for such survivor forever.

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 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 28th day of JUNE, 19 91.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Michael J. Keyes (Seal)  
Cynthia H. Keyes (Seal)  
Sheila M. Sullivan (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

Additional Notary on Back.

I, \_\_\_\_\_ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Keyes and wife, Cynthia H. Keyes

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.

Given under my hand and official seal this 28th day of June, A.D., 19 91

State of Alabama )  
County of Jefferson )

I, the undersigned, hereby certify that Sheila Sullivan, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

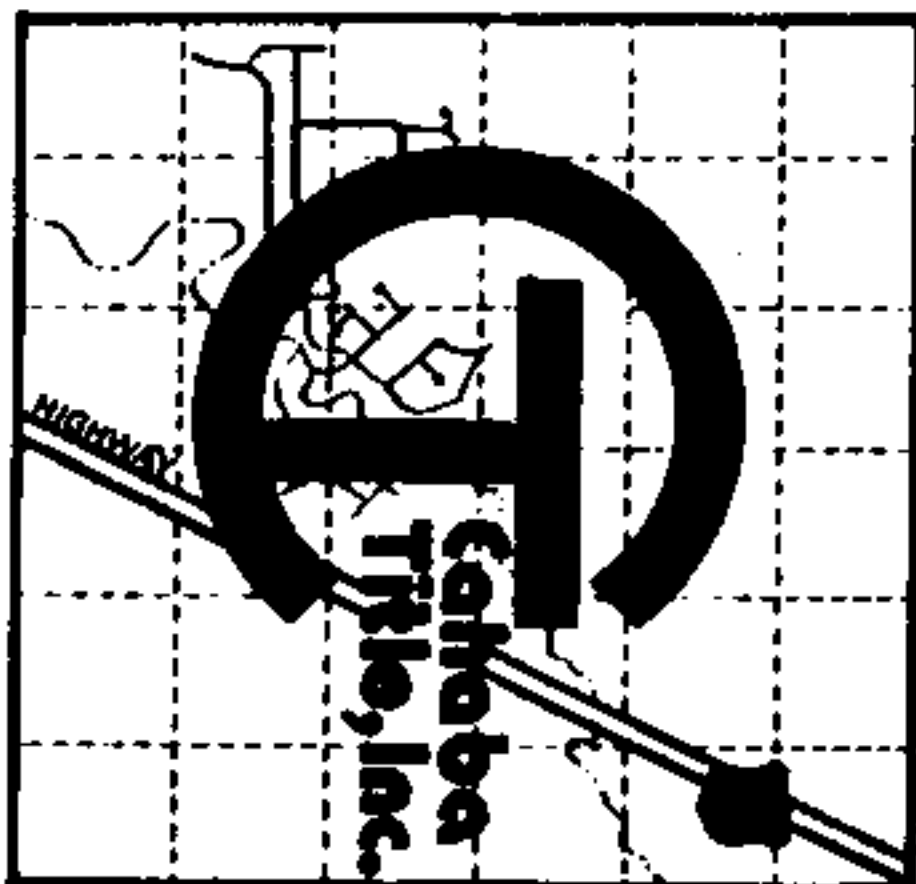
GIVEN UNDER MY HAND THIS 28TH DAY OF JUNE, 1991.

Brenda J. Stone  
Notary Public  
Expires 4-12-92

Return to:

TO

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



Recording Fee \$

Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

**RIVERCHASE OFFICE**  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205)988-5600 FAX 988-5905

**EASTERN OFFICE**  
213 Gadsden Highway, Suite 227  
Birmingham, Alabama 35235  
Phone (205)833-1571 FAX 833-1577

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XXXX

EXHIBIT "A"

A metes and bounds resurvey of part of Lots 6 and 7, Block 16, of Joseph Squires Map of the Town of Helena (Alabama) recorded in Map Book 3, pages 121 and 121A, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence and begin at the Southeast corner of Lot 7 and Block 16, of Squires Map of the Town of Helena, as recorded in Map Book 3 pages 121 and 121A, in the Office of the Judge of Probate, Shelby County, Alabama, thence run Westerly along the South line of said Lot 7, 191.55 feet to a point; thence 97 deg. 49 min. 47 sec. right and run Northerly 80.74 feet to a point; thence 82 deg. 10 min. 13 sec. right and run Easterly parallel with the South line of Lot 6, Block 16, of said Subdivision 201.27 feet to a point on the West line of Second Street; thence 104 deg. 31 min. 44 sec. right and run South-Southwesterly along the West line of Second Street 82.63 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

1. Head Tax	1.50
2. ...	7.50
3. ...	4.00
4. ...	1.00
5. ...	14.00
Total	

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STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 JUL -9 AM 8:48

JUDGE OF PROBATE