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

SEND TAX NOTICE TO:

Brenda Weaver Sims
3580 Shandwick Place
Bham AL 35242

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Ninety Nine Thousand Five Hundred and No/100 (\$299,500.00) Dollars to the undersigned Grantor

M. BYROM CORPORATION

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

BRENDA WEAVER SIMS

(herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 106, according to the map and survey of Greystone, First Sector, First Phase, as recorded in Map Book 14, Page 91 A & B, in the Probate Office of Shelby County, Alabama. Together with the non exclusive easements to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1991 and recorded in Real Volume 317, Page 260, in the Probate Office of Shelby County, Alabama.

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

\$160,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Grantee forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it 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 it successors and assigns shall, warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President,

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who is authorized to execute this conveyance, has hereto set its signature and seal this the 27th day of September, 1991.

M. BYROM CORPORATION

By: Marty Byrom
Its President

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 27th day of September, 1991.

[Signature]
NOTARY PUBLIC

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 OCT -2 AM 10:42

[Signature]
JUDGE OF PROBATE

| | |
|------------------|-----------|
| 1. Deed Tax | \$ 139.50 |
| 2. Mfg. Tax | |
| 3. Recording Fee | 3.00 |
| 4. Indexing Fee | 3.00 |
| 5. No Tax Fee | |
| 6. Certified Fee | 1.00 |
| Total | \$ 146.50 |