

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

379

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY ONE THOUSAND FIVE HUNDRED & NO/100— (\$61,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Myra B. Davis DeMarco and husband, Michael Isidore DeMarco (herein referred to as grantors), do grant, bargain, sell and convey unto Charles D. Byron and wife, Peggy S. Byron (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6 Page 105 in the Probate Office of Shelby County, Alabama: LESS AND EXCEPT the Southerly 0.65 feet thereof; being situated in Shelby County, Alabama.

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

\$42,700.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5374 Meadowbrook Road, Birmingham, Alabama 35242

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 16th day of December, 1991.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
91 DEC 27 AM 9:27

*Myra B. Davis DeMarco* (SEAL)  
Myra B. Davis DeMarco  
*Michael Isidore DeMarco* (SEAL)  
Michael Isidore DeMarco

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Myra B. Davis DeMarco and husband, Michael Isidore DeMarco 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 16th day of December A.D., 1991

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

*[Signature]*  
Notary Public

1. Deed Tax	\$ 19.00
2. Mig. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 25.50