

This Document prepared by:  
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3821 Lorna Rd., Suite 110  
Birmingham, Al 35244

Send Tax Notice to:  
Robert K. Byars  
104 Meadowgreen Lane  
Montevallo, AL 35115

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )  
JEFFERSON COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the sum of Sixty one thousand dollars to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Robert Scruggs and wife, Charlotte F. Scruggs (herein referred to as grantors) do grant, bargain and sell and convey unto Robert K. Byars and Lorraine Byars (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 8, Block 1, according to the Survey of Meadowgreen, as recorded in Map Book 6, page 59, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

\$61,750.00 of the purchase price recited above was paid from the proceeds of 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 and 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 (ours) 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 (ours) 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.

Given under my hand and seal on this the 26<sup>th</sup> day of August, 1993.

Robert Scruggs  
Robert Scruggs

Charlotte F. Scruggs  
Charlotte F. Scruggs

**STATE OF GEORGIA )  
Muscookee COUNTY )**

I, a Notary Public in and for said County, in said State, hereby certify that Robert Scruggs and wife, Charlotte F. Scruggs 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.

Given under my hand and official seal this the 26<sup>th</sup> day of August, 1993.

Lisa Carter  
NOTARY PUBLIC

My commission expires: 11-17-95

09/02/1993-26745  
03:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

Inst # 1993-26745