

This instrument was prepared by

(Name) Mary Lynn Campisi

(Address) 3017 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To: Kirk J. Tyree

name

3313 Afton Place

address

Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND NO/100----- DOLLARS (\$235,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Thomas Baylor and wife, Susan Stroup Baylor

(herein referred to as grantors) do grant, bargain, sell and convey unto Kirk J. Tyree and wife, Amanda L. Tyree

(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 12, in Block 4, according to the Amended Map of Woodford, as recorded in Map Book 8, page 51 A, B, C, & D, in the Probate Office of Shelby County, Alabama.

\$203,150.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a lien but not due and payable until October 1, 1995.

Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

Inst # 1995-18823

07/17/1995-18823
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 40.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, 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 (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 said 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 95.

(Seal)

(Seal)

(Seal)

William T. Baylor

William Thomas Baylor

Susan Stroup Baylor

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Thomas Baylor and wife, Susan Stroup Baylor whose name(s) 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 95

B.J. Baylor
My commission expires: 6/16/99

Notary Public