

This instrument was prepared by

Send Tax Notice To: THOMAS A. CARDER, JR.  
name  
5237 LOGAN DRIVE  
address  
BIRMINGHAM, ALABAMA 35242

(Name) Gene W. Gray, Jr.

(Address) 2100 SouthBridge Parkway, #650  
Birmingham, Alabama 35209

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

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SIX THOUSAND FOUR HUNDRED AND NO/100-----  
----- DOLLARS (\$146,400.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
BRADLEY H. BYERS AND WIFE, KELLY E. BYERS

(herein referred to as grantors) do grant, bargain, sell and convey unto THOMAS A. CARDER, JR. AND JULIA P. JORDAN

(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 4, BLOCK 10, ACCORDING TO THE SURVEY OF BROKEN BOW SOPUTH, AS RECORDED IN  
MAP BOOK 11, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- ADVALOREM TAXES DUE OCTOBER 01, 1995, AND THEREAFTER.
- RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN BOOK 224, PAGE 579.
- RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 124, PAGE 582.
- 10 FOOT UTILITY EASEMENT ALONG SOUTHERLY LOT LINE AS SHOWN ON RECORDED MAP.

\$139,080.00 of the consideration was paid from a mortgage loan.

07/19/1995-19077  
03:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 16.00

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 12th  
day of July, 19 95.

\_\_\_\_\_  
(Seal) Bradley H. Byers (Seal)  
\_\_\_\_\_  
(Seal) Kelly E. Byers (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
BRADLEY H. BYERS AND WIFE, KELLY E. BYERS  
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 12th day of July, A.D., 1995

Gene W. Gray, Jr.  
Notary Public

Inst # 1995-19077