

This instrument was prepared by:

(Name) Hubert E. Rawson, Jr.  
(Address) c/o South States Mortgage Corporation  
2205 Cahaba Valley Drive, Suite 100, Birmingham, AL 35242  
**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

COUNTY OF **SHELBY**

**KNOW ALL ME BY THESE PRESENTS,**

That in consideration of **Two Hundred Forty-Two Thousand Nine Hundred Dollars and No/100** to the undersigned grantor, **Ray Bailey Construction Co., Inc.** a corporation, (herein referred to **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

**Gregory A. Byrd and Rebecca L. Byrd**

(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 right of reversion, the following described real estate, situated in **Shelby County**

**Lot 25, according to the Survey of Forest Meadows, First Sector, as recorded in Map Book 19, Page 80, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.**

**\$194,320.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.**

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

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 said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, 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 its successors and assigns shall, warrant and defend same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, **Ray Bailey**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of August, 1995.

**Ray Bailey Construction Co., Inc.**

By *Ray Bailey*  
Ray Bailey President

STATE OF ALABAMA  
COUNTY OF **SHELBY**

I, \_\_\_\_\_ a Notary Public in and for said County in said State, hereby certify that **Ray Bailey** whose name as President of **Ray Bailey Construction Co., Inc.**, 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 the act of said corporation, **Ray Bailey Construction Co., Inc.**

Given under my hand and official seal, this the 18th day of August, 1995.

*Hubert E. Rawson*  
Notary Public

My Commission Expires: 5/6/99

WPWIN\Corp Deed

08/23/1995-23174  
10:08 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 57.50

*Martin Dumas*

Inst # 1995-23174