

Send tax notice to: Timothy Lee Roberts
1127 Greymoor Rd.
Birmingham, Al. 35242

This instrument was prepared by

(Name) James R. Moncus, Jr.
1318 Alford Ave.

(Address) Birmingham, Al. 35216

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Four hundred seventy-three thousand three hundred thirty-seven and 50/100 (\$473,337.50) Dollars

to the undersigned grantor, M. Byrom Corporation a corporation, (herein referred to as 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

Timothy Lee Roberts and Barbara Lynn Roberts

(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, Alabama, to-wit:

Lot 80, according to the Survey of Greystone, 5th Sector, Phase I, as recorded in Map Book 17, page 72 A,B,C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$300,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1995-26861

09/25/1995-26861
01:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 182.00

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 the 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, Marty Byrom who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of September 19 95

ATTEST:

M. BYROM CORPORATION

By Marty Byrom - President
MARTY BYROM President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned State, hereby certify that Marty Byrom whose name as President of M. Byrom Corporation 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 as the act of said corporation,

Given under my hand and official seal, this the 15 day of September 19 95

[Signature]
Notary Public
My Commission Expires: 2/23/96

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