

This instrument was prepared by

Send Tax Notice To: BRADY PROSCH

(Name) GENE W. GRAY, JR.

name 3472 Brent Drive

BYROM'S RESURVEY: LOT 10A

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

address B'ham, AL 35243

Corporation Form Warranty Deed

STATE OF ALABAMA)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY SIX THOUSAND AND NO/100-----
-----DOLLARS (\$36,000.00)
to the undersigned grantor, M. BYROM CORPORATION

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto BRADY PROSCH

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY,
ALABAMA to-wit:

LOT 10A, ACCORDING BYROM'S RESURVEY AS RECORDED IN MAP BOOK 18, PAGE 126 IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING A RESURVEY OF PART OF THE
SURVEY OF "THE COTTAGES AT SOUTHLAKE" AS RECORDED IN MAP BOOK 16, PAGE 139 IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH AN UNDIVIDED
1/30TH INTEREST EACH IN AND TO THE "COMMON AREA" AS DESIGNATED ON THE SAID
RECORD MAP RECORDED IN MAP BOOK 16, PAGE 139.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS REFERENCED ON
EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

\$-0- OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst. # 1997-00194

01/03/1997-00194
08:42 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEE, his, her or their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its PRESIDENT who is authorized
to execute this conveyance, hereto set its signature and seal,

this the 18th day of December, 1996.

ATTEST:

M. BYROM CORPORATION

By Marty Byrom
MARTY BYROM, PRESIDENT

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, GENE W. GRAY, JR.

a Notary Public in and for said County, in said 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 18th day of December, 1996