

This instrument was prepared by:
Mary Lynn Campisi
Attorney at Law
3008 Pump House Road
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Byron Louis Henry
3316 Shetland Trace
Birmingham, Alabama 35242

Inst # 1997-13911

Warranty Deed, Joint Tenants with Right of Survivorship

THE STATE OF ALABAMA, JEFFERSON COUNTY

\$207,500

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of, the sum of TEN DOLLARS AND 00/100-----(\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt of whereof is hereby acknowledged, the undersigned **PAULA M. TANNER MULLINEAUX, unmarried, and BERTON C. TANNER, III, unmarried,** by his Attorney-in-Fact Paula M. Tanner Mullineaux, under the terms and conditions of that certain Durable Power of Attorney dated April 22, 1997, and recorded May 5, 1997, in the Probate Office of Shelby County, Alabama, in Instrument Number 1997-13909, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **BYRON LOUIS HENRY and LORI HENRY,** (herein referred to as GRANTEES) as Joint Tenants, with Right of Survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lots 5 and 6, in Block 9, according to the Map of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, pages 135 and 136, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1997 and subsequent years, said taxes being a lien but not due and payable until October 1, 1997.
2. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 109, page 293; Deed Book 126, page 343; Deed Book 146, page 381; Deed Book 176, page 68; Deed Book 184, page 166; Deed Book 141, page 298; Deed Book 145, page 387; Deed Book 281, page 497 and Deed Book 283, page 208, in the Probate Office of Shelby County, Alabama.
3. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. Book 5, page 625, in said Probate Office.
4. Agreement with Alabama Power for underground residential distribution in Misc. Book 5, page 626, in said Probate Office.
5. Restrictions appearing of record in Misc. Book 5, page 86; Misc. Book 5, page 628 and amended in Book 374, page 556, in said Probate Office.
6. Easements and building line as shown on map recorded in said Probate Office.

\$166,669.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

GRANTOR PAULA M. TANNER MULLINEAUX HEREBY CERTIFIES THAT SHE IS ONE AND THE SAME PERSON AS PAULA M. TANNER.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, PAULA M. TANNER MULLINEAUX, unmarried, BERTON C. TANNER, III, unmarried, by his attorney-in-fact Paula M. Tanner Mullineaux, have hereto set their hands and seals, this the 30th day of April, 1997.

 (SEAL)
Paula M. Tanner Mullineaux

Berton C. Tanner, III

By:  (SEAL)
Paula M. Tanner Mullineaux, as his Attorney-in-Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Paula M. Tanner Mullineaux, whose name 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 said conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 1997


Notary Public
My Commission expires:

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Paula M. Tanner Mullineaux, whose name as Attorney in Fact for Berton C. Tanner, III, 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 said conveyance she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 1997


Notary Public
My Commission expires:

Inst # 1997-13911