

SEND TAX NOTICE TO:

(Name) Bobby Tesney

(Address)

This instrument was prepared by

(Name) William H. Halbrooks

704 Independence Plaza

(Address) Birmingham, Alabama 35209

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred Eighty-Six Thousand, Two Hundred Seventy-Four Thousand and no/100-----(\$586,274.00) 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

Bobby Tesney and Tammie Tesney (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 1, according to the Survey of Greystone, 7th Sector, as recorded in Map Book 18, Page 119, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ ~~369,550.00~~ 592,818.86 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-35420

10/30/1997-35420
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 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 24th day of October 19 97.

M. Byrom Corporation

ATTEST:

By Marty Byrom - Pres
Marty Byrom Its President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned 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 24th

day of October 19 97

William H. Halbrooks

Notary Public