

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

DOUGLAS ROGERS, Attorney at Law  
3106 Independence Drive, Birmingham, AL 35209

Huey Roy Byous and Linda J. Byous  
104 Wildflower Trail  
Alabaster, AL 35007

WARRANTY DEED  
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

One Hundred Four Thousand and no/100-----Dollars (\$104,000.00),

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James H. Sinnott and wife Amy W. Sinnott (herein referred to as Grantors), do grant, bargain, sell and convey unto Huey Roy Byous and Linda J. Byous (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 28, according to the Amended Map of the Meadows, Plat 1, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions, rights of way and building lines of record.


Subject to taxes for 1998.


\$98,800.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 29th day of January 1998.

 (SEAL)  
JAMES H. SINNOTT

 (SEAL)


Inst # 1998-03452  
Inst # 1998-03452

02/03/1998-03452  
09:55 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
001 SNA 14.00

STATE OF GEORGIA  
COUNTY OF Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Sinnott and Amy W. Sinnott whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 1998

  
NOTARY PUBLIC  
My Commission Expires January 19, 1999

Inst # 1998-03452