

This instrument was prepared by

Send Tax Notice To: KATHRYN V. BYINGTON  
name

(Name) GENE W. GRAY, JR.

LOT 2 SHADES CREST  
address

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

BIRMINGHAM, ALABAMA

Inst # 1998-22773

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of AND NO/100-----

----- DOLLARS (\$ )

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

KATHRYN V. BYINGTON a single person

(herein referred to as grantors) do grant, bargain, sell and convey unto KATHRYN V. BYINGTON AND BERRY ANNE BYINGTON

(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 2 ACCORDING TO THE SURVEY OF HIGH CREST AS RECORDED IN MAP BOOK 19, PAGE 146 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1998 AND THEREAFTER

MINERALS AND MINING RIGHTS AS SET OUT IN VOLUME 116, PAGE 274.

EASEMENTS IN DEED BOOK 247, PAGE 772.

BUILDING LINE AS SHOWN ON RECORD MAP.

ALL CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

06/18/1998-22773  
02:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NEL 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 granted 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 have hereunto set my hand(s) and seal(s), this 12th day of June, 19 98.

\_\_\_\_\_  
(Seal)

Kathryn V. Byington  
KATHRYN V. BYINGTON (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, A.D., 19 98

GENE W. GRAY, JR.

Notary Public