

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ROBERT G. BYRAM
204 REDWOOD DRIVE
MAYLENE, AL 35114

Inst # 1998-49359

12/11/1998-49359
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TEN THOUSAND DOLLARS and 00/100 (\$110,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES W. JOHNSTON and JANET A. JOHNSTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT G. BYRAM and HOLLY W. BYRAM, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 19, ACCORDING TO THE MAP AND SURVEY OF WOODLAND HILLS, SECOND PHASE, FIRST SECTOR, AS RECORDED IN MAP BOOK 6 PAGE 138 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. BUILDING SETBACK LINE OF 50 FEET RESERVED FROM REDWOOD DRIVE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ALONG THE NORTHEASTERLY SIDE, 5 FEET ALONG THE SOUTHWESTERLY SIDE OF LOT AND 15 FEET ALONG THE SOUTHEASTERLY SIDE OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN MISC. BOOK 18 PAGE 527 IN PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 107 PAGE 526 IN PROBATE OFFICE.
6. EASEMENT(S) TO SOUTH CENTRAL BELL AND ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 305 PAGE 36 IN PROBATE OFFICE.
7. ENCROACHMENT OF STRUCTURE INTO BUILDING SETBACK LINE AS SHOWN ON SURVEY BY AMOS CORY DATED JANUARY 23, 1987.

\$104,500.00 of the consideration herein was derived from a mortgage 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES W. JOHNSTON and JANET A. JOHNSTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of November, 1998.


JAMES W. JOHNSTON


JANET A. JOHNSTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES W. JOHNSTON and JANET A. JOHNSTON, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of November, 1998.


Notary Public

My commission expires: 9-29-02

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