

CERTIFICATE OF TITLE ISSUED

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) ✓ Calvin L. Spears, III Atty.

P.O. Box 101464

(Address) Birmingham, Al. 35210

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Zero (0) dollars and the assumption of the note and mortgage. DOLLARS

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

Derek F. DeWaal (a married man)

Stephanie M. DeWaal (a married woman)

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gregory Byrd (a married man)

Regina Byrd (a married woman)

(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 41, according to the Survey of the Second Sector of Hidden Creek II, as recorded in Map Book 25, Page 34, in the Probate Office of Shelby County, Alabama.

* Said mortgage is recorded in the Office of the Judge of Probate for Shelby County, Alabama at instrument #1999-32352, and the mortgagee at the present time is Wells-Fargo Home Mortgage, Inc.

Inst # 2000-26469

08/04/2000-26469

01:22 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NMS 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 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, we have hereunto set our hand(s) and seal(s), this _____

day of 4 AUGUST, 2000

WITNESS:

(Seal)

(Seal)

(Seal)

Derek F. DeWaal
Derek F. DeWaal

(Seal)

(Seal)

Stephanie M. DeWaal
Stephanie M. DeWaal

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, The undersigned, a Notary Public in and for said County, in said State,

hereby certify that Derek F. DeWaal & Stephanie M. DeWaal

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance they executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 4 day of August, A.D., 2000

Rosemary T Collins
commission expires 5-19-2001

Notary Public.