

\$150,000.00

Send tax notice to:
Sharon W. Byrd
216 Cahaba Oaks Trail
Indiana Springs, AL 35124

Inst # 2001-04339

02/07/2001-04339
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 164.00

This Instrument Prepared By:
William J. Bryant
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Robert G. Byrd and Sharon W. Byrd, husband and wife (hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto Sharon W. Byrd (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Cahaba Oaks as recorded in Map Book 18, Page 141, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #1994-27809.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. Declaration of Protective Covenants for Cahaba Oaks Subdivision as recorded in Instrument #1994-26703 in the Probate Office of Shelby County, Alabama.
3. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her heirs, successors and assigns forever.

The purpose of this conveyance is to convey Robert G. Byrd's undivided one-half (1/2) interest in the subject property to Sharon W. Byrd, his co-tenant.

One of the Grantors and the Grantee, Sharon W. Byrd, are one and the same person.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and

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our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

12 IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this day of MAY, 2000.

Robert G. Byrd
Robert G. Byrd
Sharon W. Byrd
Sharon W. Byrd

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Robert G. Byrd and Sharon W. Byrd, 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 this 12 day of May, 2000.

Renee S. Rutland
Notary Public
Renee S. Rutland
Printed Name

(NOTARY SEAL)

My Commission Expires: 4-5-03

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