

THIS INSTRUMENT PREPARED BY:

James M. Tingle
900 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

SEND TAX NOTICE TO:

Mr. & Mrs. Robert M. Byrd, Jr.
12975 Highway 17
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Four Hundred and NO/100 Dollars (\$10,400.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, GLORIA F. DAVIS, an unmarried woman, (herein referred to as grantor) do grant, bargain, sell and convey unto ROBERT BYRD, JR., and wife, SYLVIA H. BYRD, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW¼ of Section 4, Township 22 South, Range 3 West, lying NE of Woods Creek, more particularly described as follows: Commence at a point where the western boundary of the Montevallo Elyton Road crosses Woods Creek and run thence in an northwesterly direction a distance of 600 feet, more or less, along the western boundary of the Montevallo Elyton Road to a point which said point is the northeastern corner of lot conveyed to Chandler Davis and wife, by deed recorded in Deed Book 150, Page 161, in the Probate Records of Shelby County, Alabama, and the point of beginning of the property herein conveyed; thence continue in the same direction along the western boundary of the Montevallo Elyton Road a distance of 178 feet to a point; thence turn to the left and run westerly parallel with the northern boundary of the Chandler Davis lot a distance of 270 feet, more or less, to a point on the eastern boundary of Woods Creek; thence turn to the left and run southerly along Woods Creek a distance of 178 feet, more or less, to the northwest corner of the Chandler Davis lot; thence turn to the left and run east along the northern boundary of the Chandler Davis lot a distance of 275 feet to point of beginning.

SUBJECT TO:

1. Less and except any part of subject property lying in the boundary of any roadway.

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 24.50

Inst # 2001-47724

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this ____ day of November, 2001.

WITNESS:

Paula M. McCoy

Gloria F. Davis (SEAL)
GLORIA F. DAVIS

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GLORIA F. DAVIS, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 2001.

Paula K. McCoy
NOTARY PUBLIC
My Commission Expires: 3/28/04

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