

This Instrument Prepared By:
Ritchey & Ritchey, P. A.
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice to:
Robert G. Byrd
216 Cahaba Oaks
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of Three Hundred Seventy-five Thousand and No/100 (375,000.00) Dollars, and other good and valuable considerations, to the undersigned, **NORMA I. BORELLA**, a single woman, (GRANTOR), in hand paid by **ROBERT G. BYRD and wife, SHARON W. BYRD** (GRANTEES), the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama:

Lot 18, according to the Survey of Hollybrook Lake, as recorded in Map Book 4, Page 74, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2002 and subsequent years not yet due and payable.
2. Restrictions, conditions and limitations in Instrument #1996-9016; Instrument #1997-4304; Instrument #1998-20485 and Instrument #1998-20486.
3. Easement in favor of Hollybrook Lake Corp. in Volume 195, Page 993 and Volume 2254, Page 236.
4. Right of way to Alabama Power Company in Deed Volume 242, Page 148.
5. Conditions, limitations and restrictions in Volume 222, Page 175.
6. Riparian rights and rights of others by the fact that subject property fronts a lake.
7. Mineral and mining rights in Volume 113, Page 176.
8. Easements in favor of Hollybrook Lake in Volume 326, Page 427 and 428.
9. Easement in favor of Water Works Board in Real Volume 69, Page 420.
10. Less and except any part of subject property which lies within a roadway or waterway.
11. Right of way granted to John P. Darnell in Real Book 87, Page 815.
12. Right of way granted to John Randolph in Real Book 87, Page 809.
13. Right of way granted to Dorothy Shaw in Real Book 87, Page 811.
14. Rights of ingress and egress to and from subject property are specifically denied herein.

(\$275,000.00 OF THE CONSIDERATION SET ABOVE IS EVIDENCED BY A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.)

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs, executors, administrators 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, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this the 6th day of March, 2002.

Norma I. Borella
NORMA I. BORELLA

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NORMA I. BORELLA**, a single woman, 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 the 6th day of March, 2002.

May L. Burnham
Notary Public
My Commission Expires: 12/21/02

Inst # 2002-11992
 03/13/2002-11992
 09:53 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 \$111.00