

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076



20030207000076380 Pg 1/2 19.00  
Shelby Cnty Judge of Probate, AL  
02/27/2003 11:37:00 FILED/CERTIFIED

Send Tax Notice to:

(Name) Robert Byrd, Jr. and Sylvia Lee Byrd

(Address) 12975 Highway 17

Montevallo, AL 35115

\*\*\*MINIMUM VALUE: \$5,000.00 \*\*\*

**Warranty Deed, Jointly For Life With Remainder To Survivor**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**ROBERT M. BYRD, JR. and wife, SYLVIA LEE BYRD**

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

**ROBERT M. BYRD, JR. and SYLVIA LEE BYRD**

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

**TRACT A**

**Part of the E 1/2 of the NW 1/4 of Section 4, and part of the E 1/2 of NE 1/4 of Section 5, Township 22 South, of Range 3 West, and part of the S 1/2 of SE 1/4 of Section 32, Township 21 South of Range 3 West, more particularly described as follows:**

**Begin at the northwest corner of said Section 4, and run east along the north line of Section 4 a distance of 879.3 feet to a point in the center of a creek, which point is herein designated as Point B; run thence in a southeasterly direction following the meanderings of said creek to a point in the center thereof herein designated as point C, the distance between said Point B and C, measured in a straight line, being 1308.7 feet; thence run an angle to the left of 126 deg. 52' for 1642.3 feet to the west line of said Section 4; thence run an angle to the left of 91 deg. 11' and along the west side of Section 4 for 1138 feet; thence run an angle to the right of 93 deg. 17' for 439.6 feet; thence run an angle to the left of 84 deg. 17' for 419.5 feet; thence run an angle to the right of 82 deg. 15' for 513.7 feet; thence run an angle to the right of 83 deg. 12' for 2646.6 feet; thence run an angle to the left of 82 deg. 02' for 460 feet; thence run angle to the right of 111 deg. 20' for 699.5 feet; thence run an angle to the right of 68 deg. 38' for 1440.5 feet to the east line of said Section 32; thence south along the east line of said Section 32 for 654 feet, the point of beginning. Except Southern Railroad Company right of way through same. The above described lands in said Section 32 contain 22.8 acres, more or less; in said Section 4, contain 31 acres, more or less; and in said Section 5, contain 65 acres, more or less.**

**TRACT B**

**All that part of the SW 1/4 of Section 33, Township 21 South of Range 3 West (fee simple interest) lying west of Montevallo-Maylene paved highway, containing 90 acres, more or less, except the Southern Railroad right of way through same.**

**SOURCE OF TITLE: Book 276, Page 118, as recorded in the Office of the Probate Judge, Shelby County, Alabama.**

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 for such survivor forever.

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 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 20<sup>th</sup> day of January, 2008.

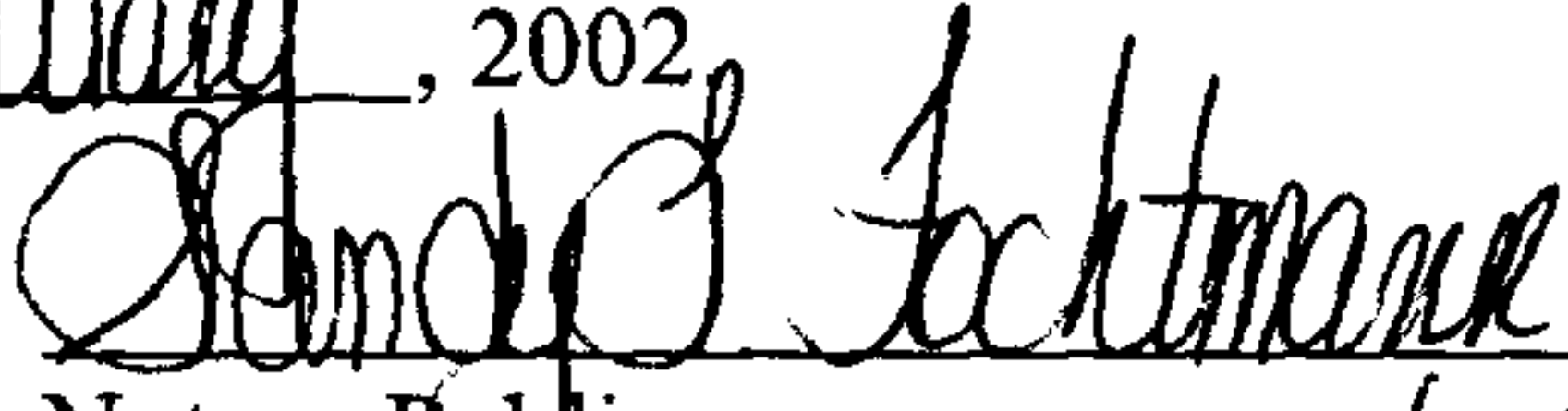
ROBERT M. BYRD, JR.

SYLVIA LEE BYRD

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robert M. Byrd, Jr. and Sylvia Lee 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of January, 2002

  
\_\_\_\_\_  
Notary Public  
My commission expires: 2/25/2003