

This Instrument Prepared By:  
Christopher R. Smitherman, Attorney at Law  
Law Offices of Christopher R. Smitherman  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Julian G. Broadhead  
Brandon A. Broadhead  
1251 Oak Street  
Montevallo, AL 35115

STATE OF ALABAMA                    )  
                                              )  
SHELBY COUNTY                    )     **WARRANTY DEED: JOINT TENANCY**  
                                              )     **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Sixty-One Thousand & 00/100 Dollars (\$61,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Lorraine P. Byrd, a single person**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Julian Broadhead, and Brandon A. Broadhead, single persons**, hereinafter called "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**, to wit:

**Lot 6, in Block N, according to the Lyman's Addition to the Town of Montevallo, as recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama.**

**Subject to all items of record.**

**NOTE: Lorraine P. Byrd and Lorraine Pearce Byrd are one and the same person.**

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

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

*POA Inst. No.*  
*20040108000013560*

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 22<sup>nd</sup> day of December, 2003.

GRANTOR

Linda B. Lawley as a.s.P.A. Lorraine P. Byrd  
Lorraine P. Byrd

By: Linda B. Lawley as Power of Attorney  
for Lorraine P. Byrd as recorded in  
Instrument \_\_\_\_\_, in the  
Office of the Judge of Probate of Shelby County,  
Alabama.

STATE OF ALABAMA

SHELBY COUNTY

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**ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that Linda B. Lawley as Power of Attorney for Lorraine P. Byrd is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Power of Attorney executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22<sup>nd</sup> day of December, 2003.

Chris Smitherman  
NOTARY PUBLIC  
My Commission Expires: 05/13/04