


*This instrument was prepared by:*  
Martha R. Cook  
✓ McCallum, Hoaglund, Cook & Irby, L.L.P.  
2062 Columbiana Road  
Vestavia Hills, Alabama 35216

*Send tax notice to:*  
Jerry Ringis  
Cynthia Ringis  
5490 Broken Bow Drive  
Birmingham, Alabama 35242

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

  
20050111000017280 Pg 1/1 45.00  
Shelby Cnty Judge of Probate, AL  
01/11/2005 14:42:00 FILED/CERTIFIED

### KNOW ALL MEN BY THESE PRESENTS

That in consideration of One hundred and seventy thousand and 00/100 Dollars (\$170,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt and sufficiency of which is acknowledged, we, Charles B. Byars, Jr. and Marna R. Byars, husband and wife, herein referred to as "Grantors," do grant, bargain, sell and convey unto Jerry Ringis and Cynthia Ringis, husband and wife, as joint tenants with right of survivorship, herein referred to as "Grantees," the following described real estate situated in Jefferson County, Alabama to-wit:

A parcel of land located in the Northeast 1/4 of Southeast 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4 1/4 Section; thence in an Easterly direction along the South line of said 1/4 1/4 Section a distance of 242.84 feet to the point of beginning; thence continue along last described course a distance of 187.33 feet; thence 48°21'35" left in a Northeasterly direction a distance of 362.21 feet; thence 90° left in a Northwesterly direction a distance of 140.0 feet; thence 90° left in a Southeasterly direction a distance of 486.68 feet to the point of beginning; being situated in Shelby County, Alabama.

\$136,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2005 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this day:

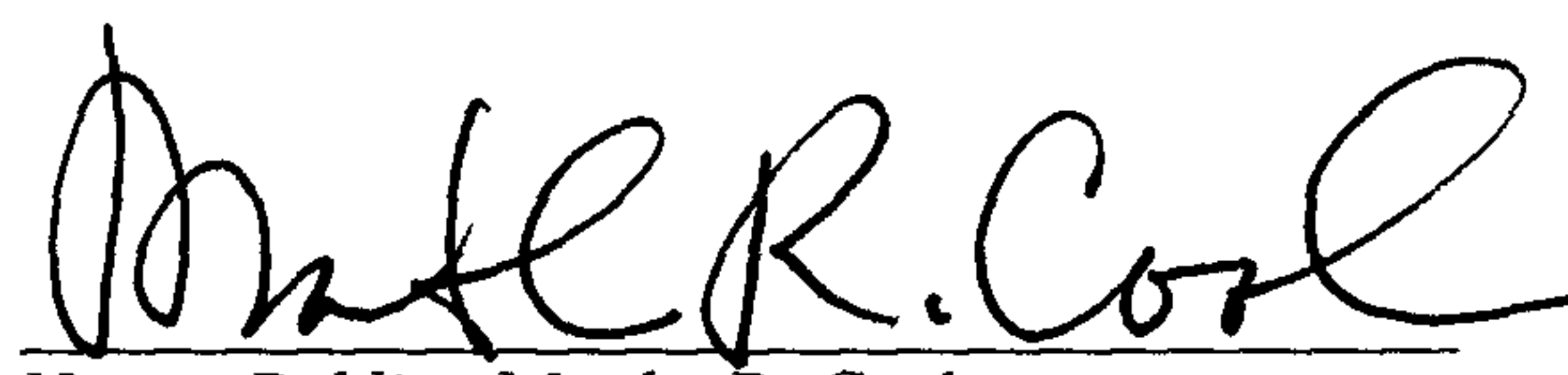
BY:  BY:   
Charles B. Byars, Jr. Marna R. Byars

STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Charles B. Byars, Jr. and Marna R. Byars, 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 and official seal this day:

**JAN 07 2005**

  
Notary Public: Martha R. Cook  
My Commission Expires: 11-01-06