THIS INSTRUMENT PREPARER:		Send Tax Notice To:
NAME:	Jane Dougherty	EUGENE P. BYARS AND PEGGY C. BYARS
ADDRESS:	Two Devon Sq., 744 W. Lancaster Ave.	796 MAYAPPLE COURT
	Wayne, PA 19087-2594	HOOVER, AL 35244

STATE OF ALABAMA		KNOW ALL MEN BY THESE PRESENTS:
COLINITY OF CHEEDY	ĺ	

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration

\*for LandAmerica One-Stop Trust, Inc. to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees under Declaration of Trust dated May 1, 2003 \*herein referred to as grantor, whether one or more, grant, bargain, sell and Eugene P. Byars and Peggy C. Byars as joint tenants with right of survivorship,

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 3303, according to the Survey of Riverchase Country Club, 33rd Addition, as recorded In Map Book 16, page 112, in the Office of the Judge of Probate of Shelby County, Alabama.

And by Authority set forth under Declaration of Trust dated May 1, 2003, any one Trustee thereunder may act for all the Trustees.

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever, as joint tenants with rights of survirorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 said GRANTEE(S), their heirs and assigns forever.

July IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 26th day of

(Seal) Trustee under Declaration of Trust Dated May 1, 2003 (Seal)

STATE OF PENNSYLVANIA MONTGOMERON COUNTY

General Acknowledgment

\*for LandAmerica One-Stop Trust, Inc.

is/are signed to the foregoing conveyance, and who is/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  $Z^{b}$  day of  $J^{u}$  A.D., 20

Notary Public

Shelby County, AL 08/18/2006

HARRY A. SCHMITT, Notary Public Wayne, Montgomery County My Commission Expires February 19, 2007

NOTARIAL SEAL

My Commission Expires:

State of Alabama Deed Tax: \$358.50

20060818000406690 1/1 \$369.50

Shelby Cnty Judge of Probate, AL 08/18/2006 03:44:41PM FILED/CERT