



20060831000429310 1/2 \$30.50
 Shelby Cnty Judge of Probate, AL
 08/31/2006 09:13:11AM FILED/CERT

Shelby County, AL 08/31/2006
 State of Alabama

Deed Tax: \$15.50

John R. Holliman
 2491 Pelham Pkwy
 Pelham, Al 35124

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price: \$152,500.00

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Peggy L. Mai aka Peggy Clark Byars and Eugene P. Byars, husband and wife, (hereinafter referred to as GRANTORS), does hereby grant, bargain, sell and convey unto Ronald B. McCarver and Dawn R. McCarver, husband and wife, (hereinafter 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, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 34A according to the Survey of Resurvey of Lots 34, 35, 36 & 37 of Davenports Addition to Riverchase West Sector 2 as recorded in Map Book 8, Page 32, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:
 Ronald B. McCarver
 1957 Mountain Laurel Lane
 Birmingham, Alabama 35244

\$122,000.00 was paid from a first mortgage recorded herewith.

#15,250⁰⁰ - 2ND MORTGAGE

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same 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, and to the heirs and assigns of

such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, set my hand and seal on this the 28th day of August, 2006.

Peggy L. Mai aka Peggy Clarke Byars
Peggy L. Mai aka Peggy Clarke Byars

Eugene P. Byars
Eugene P. Byars

STATE OF ALABAMA
COUNTY OF SHELBY

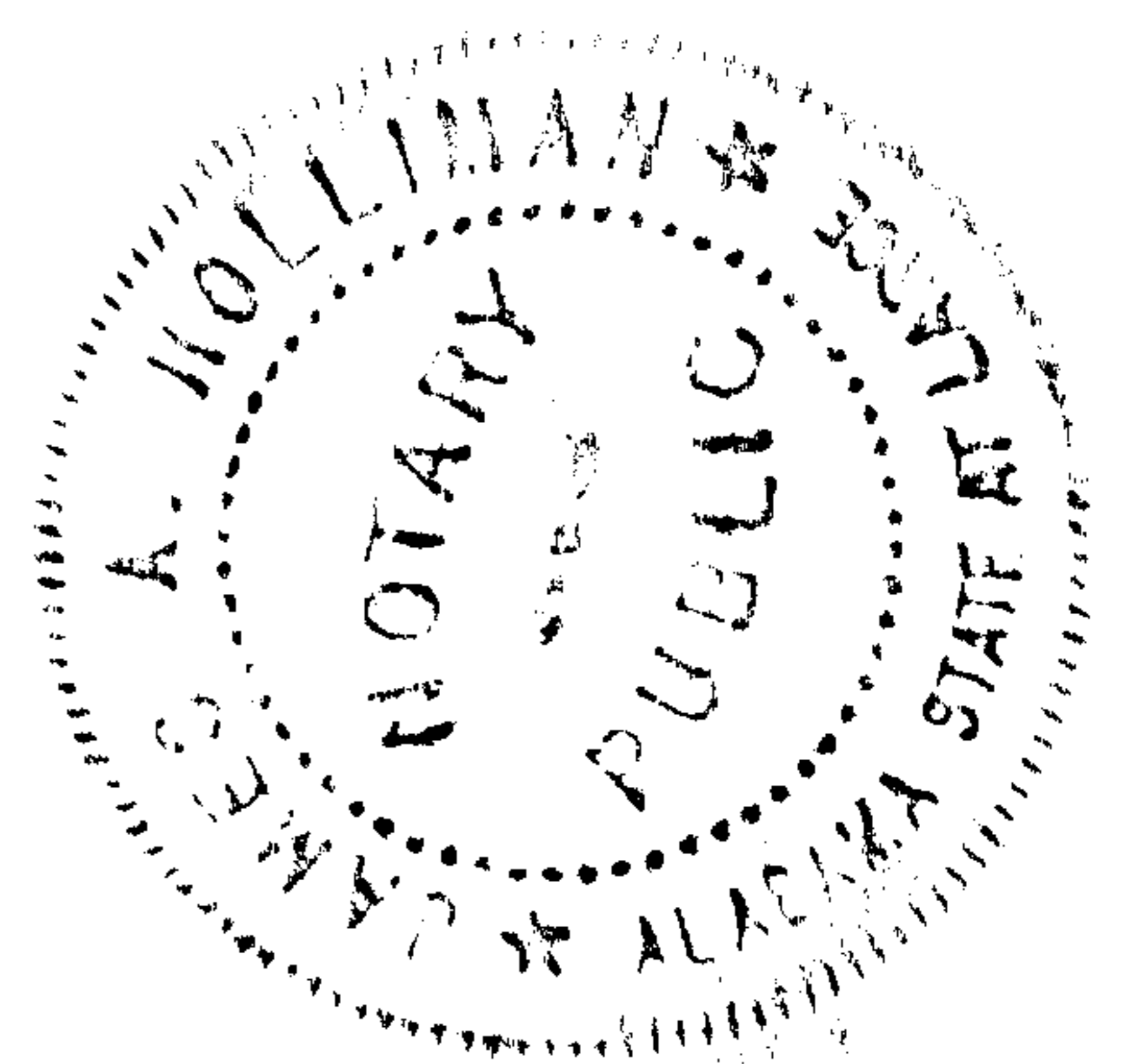
I, the undersigned, a notary public in and for said county in said state, hereby certify that Peggy L. Mai aka Peggy Clarke Byars and Eugene P. Byars, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed 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 the 28th day of August, 2006.

James Holliman
Notary Public

My Commission Expires:

JAMES A. HOLLIMAN
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 2009



HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 35124