

Document Prepared By:  
**Todd H Barksdale PC, Attorney at Law**  
**3400 Independence Dr. Ste 100**  
**Birmingham, Alabama 35209**

Send Tax Notice To:  
**MIKIKO HAYS**  
**604 Mountain Laurel Court**  
**Birmingham, Alabama, 35244**

**GENERAL WARRANTY DEED (joint tenants with right of survivorship)**

**STATE OF ALABAMA }  
COUNTY OF SHELBY }      KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **One Hundred Fifty-Nine Thousand Five Hundred and 00/100 (\$ 159,500.00)** to the undersigned **GRANTOR** (whether one or more), in hand paid by the **GRANTEE(S)** herein, the receipt of which is acknowledged, I or we,

**EUGENE P. BYARS, a married man; the property is not the homestead of either spouse**

(herein referred to as **GRANTOR(S)**), grant, sell, bargain and convey unto  
**MIKIKO SEALE HAYS, a married woman; the property not the homestead of her spouse**

(herein referred to as **GRANTEE(S)**) as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Lot 32, according to the Survey of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 10, in the Probate Office of Shelby County, Alabama**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

**\$ 127,600.00** of the above consideration paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said **GRANTEE(S)**, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 25th day of July, 2007.

**GRANTOR(S)**

  
**EUGENE P. BYARS** (SEAL)

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned notary public in for and said State, hereby verify that **EUGENE P. BYARS** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledged before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bear date.

Given under my hand and seal this 25th day of July, 2007.

Shelby County, AL 08/08/2007  
State of Alabama

Deed Tax:\$32.00

