

This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, AL 35223

Send tax notice to:  
Charles Richard Byrd, Jr.  
PO Box 360146  
Birmingham, AL 35236

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Eighty Five Thousand Five Hundred and 00/100 Dollars (\$185,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, ANDREW J. SNIDER and JOYCE J. SNIDER, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto CHARLES RICHARD BYRD, JR. (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 8, Block 8, according to the Survey of Kerry Downs a Subdivision of Inverness, as recorded in Map Book 5, page 135 and 136, in the Probate Office of Shelby County, Alabama.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.



Dated this the 30<sup>th</sup> day of July, 2007.

Andrew J. Snider by Pat Martin, his Attorney in Fact  
ANDREW J. SNIDER

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that PAT MARTIN, whose name as Attorney-in-Fact for ANDREW J. SNIDER is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she, in her capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of July, 2007.

John A. Gant  
NOTARY PUBLIC: JOHN A. GANT  
My Commission Expires: 10/20/09

Joyce J. Snider by Pat Martin her Attorney in Fact  
JOYCE J. SNIDER

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Shelby County, AL 08/09/2007  
State of Alabama  
Deed Tax: \$185.50

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that PAT MARTIN, whose name as Attorney-in-Fact for JOYCE J. SNIDER is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she, in her capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of July, 2007.

John A. Gant  
NOTARY PUBLIC: JOHN A. GANT  
My Commission Expires: 10/20/09