

THIS INSTRUMENT WAS PREPARED BY:
DANNY C. LOCKHART, ATTORNEY AT LAW
1129 FORESTDALE BLVD., BIRMINGHAM, AL.

SEND TAX NOTICE TO:
Carol S. Byrd
921 Cove Circle
Birmingham, Al 35244

\$50,000

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of One and no/100 Dollars and other good and valuable considerations, to the undersigned Grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **Brice David Byrd** and wife, **Carol S. Byrd**, herein referred to as GRANTORS, do grant, bargain, sell and convey unto **Carol S. Byrd**, herein referred to as GRANTEE, the following described property situated in Shelby County, Alabama, to-wit:

Lot 28, according to survey of Southlake Cove, as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes due and payable October 1, 2007.
2. Easements, exceptions, reservations and restrictions of record, if any.
3. That certain mortgage to Mex's/Southeast Mort Corp recorded in 2003122000824546

TO HAVE AND TO HOLD to the said grantee her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of September, 2007.

Shelby County, AL 09/20/2007
State of Alabama

Deed Tax: \$50.00

Brice David Byrd
Brice David Byrd

Carol S. Byrd
Carol S. Byrd

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Brice David Byrd and Carol S. Byrd, 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 20th day of September, 2007.

Paul B. Howard
Notary Public Comm. Exp. 12/31/2010