

Send Tax Notice To:
Joyce Gardner Byrd
3086 Hidden Forest Drive
Snellville, GA 30078

This instrument was prepared by:
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Birmingham, Alabama 35223
(205) 871-1440

Consideration \$78,600.00

GENERAL WARRANTY DEED
by
PERSONAL REPRESENTATIVE
of
THE ESTATE OF CARL A. GARDNER, DECEASED
[TITLE NOT EXAMINED - NO OPINION EXPRESSED BY PREPARER]

STATE OF ALABAMA)
COUNTY OF JEFFERSON) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Joyce Gardner Byrd, as Personal Representative of the Estate of Carl A. Gardner, Deceased, Shelby County Probate Court Case Number PR-2007-000271 (herein referred to as Grantor) does grant, bargain, sell and convey unto Joyce Gardner Byrd and Isaac N. Byrd, (herein referred to as Grantees) the real estate situated in Shelby County, Alabama and more fully described as follows:

See attached Exhibit A.

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes due October 1, 2008.

Carl A. Gardner was the sole surviving grantee of the deed recorded in Book 154, Page 149, in the Probate Office of Shelby County, Alabama, Marjery J. Gardner having died on or about March 10, 1996, in Shelby County, Alabama.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

And I, in my capacity as Personal Representative of the Estate of Carl A. Gardner, Deceased, do covenant with the said Grantees, their heirs and assigns, that I as Personal Representative of the Estate am lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that I as Personal Representative of the Estate have a good right to sell and convey the same as aforesaid; that the Estate will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

This instrument is executed by the undersigned solely in her representative capacity and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, obligation or liability on the part of the undersigned in her individual capacity, and the obligation and liability of the undersigned is expressly limited to the undersigned in her representative capacity.

IN WITNESS WHEREOF, the undersigned has hereto set her hand and seal this 19th day of March, 2008.

Shelby County, AL 04/10/2008
State of Alabama

Deed Tax: \$78.00

Estate of Carl A. Gardner, Deceased

By: Joyce Gardner Byrd [SEAL]
Joyce Gardner Byrd
Personal Representative of the Estate of
Carl A. Gardner, deceased

STATE OF Georgia)
COUNTY OF Douglas)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joyce Gardner Byrd**, as Personal Representative of the Estate of Carl A. Gardner, Deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Carl A. Gardner, Deceased, on the same that bears date.

Given under my hand and official seal this the 19th day of March, 2008.

[NOTARY SEAL]

Micheale F. Bixler
NOTARY PUBLIC
My commission expires: _____

MICHEALE F. BIXLER
Notary Public, Douglas County, Georgia
My Commission Expires November 3, 2009

EXHIBIT A

A Parcel of land situated in the East 1/2 of Section 1, Township 21 South, Range 1 East, and the West 1/2 of Section 6, Township 21 South, 2 East, all located in the City of Wilsonville, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of the SW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East; thence N00°00'00"E, a distance of 134.54' to the POINT OF BEGINNING, said point lying on the Southeasterly R.O.W. line of Norfolk Southern Railway (100' R.O.W.); thence S61°00'00"W and along said R.O.W. line, a distance of 96.20'; thence S18°23'24"W and leaving said R.O.W. line, a distance of 46.19' to a point on the Northeasterly R.O.W. line of Hebb Road (50' R.O.W.); thence S23°39'22"E and along said R.O.W. line, a distance of 158.27'; thence N65°00'00"E and leaving said R.O.W. line, a distance of 415.19'; thence N05°08'40"W, a distance of 240.02' to a point on the Southeasterly R.O.W. line of above mentioned Norfolk Southern Railway; thence S61°00'00"W and along said R.O.W. line, a distance of 367.00' to the POINT OF BEGINNING.

It is the intention of the Grantor to convey to the Grantees all of the property deeded to Carl A. Gardner and wife Marjery J. Gardner in the Warranty Deed recorded in Book 154, Page 149, in the Probate Office of Shelby County, Alabama.



20080410000146560 4/4 \$98.00
Shelby Cnty Judge of Probate, AL
04/10/2008 02:09:18PM FILED/CERT