

20080708000276320 1/2 \$69.50
Shelby Cnty Judge of Probate, AL
07/08/2008 02:02:19PM FILED/CERT

Prepared by:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send tax notice to:
David M. Drake, Jr. and Kelly C. Drake
504 N. Grande View Trail
Maylene, Alabama 35114

WARRANTY DEED

Shelby County, AL 07/08/2008
State of Alabama

Deed Tax: \$55.50

STATE OF ALABAMA }
:
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Sixty Eight Thousand and No/100 Dollars (\$368,000.00) and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, **Mark C. Byers and Jennifer D. Byers**, husband and wife, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **David M. Drake, Jr. and Kelly C. Drake**, (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either, 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, State of Alabama, to-wit:

Lot 971, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase II, as recorded in Map Book 27, Page 85

Subject to:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008.

\$312,800.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Existing covenants and restrictions, easements, building lines and limitations of record.

For ad valorem tax appraisal purposes only, the address of the property is 1036 Sandhurst Circle, Birmingham, AL 35242, which is the address of the Grantee.

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 GRANTEEES, 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.

AND GRANTOR does covenant with the said GRANTEE, their successors and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their successors and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their successors and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 24th day of June, 2008.

X Mark C. Byers
Mark C. Byers

X Jennifer D. Byers
Jennifer D. Byers

THE STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark C. Byers, whose name 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 the instrument, he executed the same voluntarily on the day the same bears date. Give under my hand and official seal this 24th day of June, 2008.

✓ Debra Gruber
Notary Public
My Commission Expires: March 10, 2009

SEAL

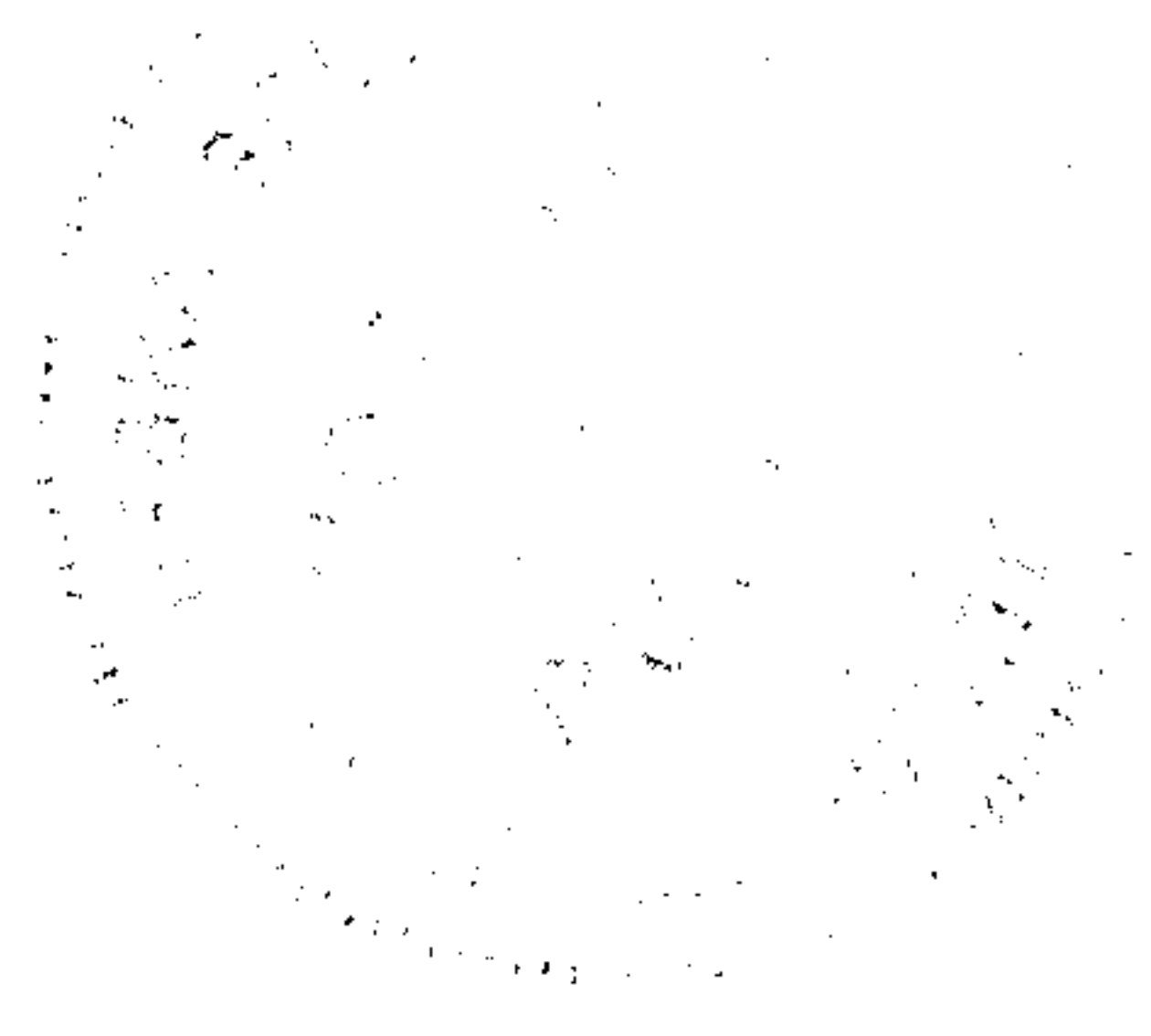


THE STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jennifer D. Byers, whose name 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 the instrument, she executed the same voluntarily on the day the same bears date. Give under my hand and official seal this 24th day of June, 2008.

✓ Debra Gruber
Notary Public
My Commission Expires: March 10, 2008/9

SEAL



DEBRA GRUBER
Notary Public, State of Alabama
My Commission Expires March 10, 2009

DEBRA GRUBER
Notary Public, State of Alabama
My Commission Expires March 10, 2009