

Send tax notice to:
ROBERT W. BYARS
162 LORRIN LN
STERRETT, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2011150

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Six Thousand Nine Hundred and 00/100 Dollars (\$176,900.00) in hand paid to the undersigned, JEBCO, INC., An Alabama Corporation (hereinafter referred to as "Grantor") by ROBERT W. BYARS and DENISE J. BYARS (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 57, OF THE VILLAGES AT WESTOVER, SECTOR 1, ACCORDING TO MAP BOOK 39, PAGES 9 A & 9B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. EASEMENTS LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORDS.
3. RIGHT OF WAY ASEMENT, PARTIAL RELEASE AND COVENANTS AND RESTRICTIONS AS SET FORTH IN RIGHT OF WAY DEED BY AND BETWEEN KIMBERLY CLARK CORPORATION AND COLONIAL PIPE LINE COMPANY RECORDED IN DEED BOOK 283, PAGE 716.
4. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY BY DEED DATED 10/12/63 FROM E.P. GARDNER AND RUBY GARDNER TO ALABAMA COMPANY RECORDED IN BOOK 228, PAGE 793.
5. RIGHT OF WAY EASEMENT DATED JUNE 6, 1962 BY AND BETWEEN LEONARD L. WHITE AND DELENE J. WHITE AND COLONIAL PIPELINE COMPANY RECORDED IN VOLUME 220, PAGE 999.
6. RIGHT OF WAY EASEMENT DATED AUGUST 8, 1962 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 221, PAGE 846.
7. RIGHT OF WAY EASEMENT DATED JUNE 4, 1971 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARNDER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED VOLUME 268, PAGE 214.
8. RIGHT OF WAY DEED FOR OPUBLIC ROAD DATED 7/12/1951 BY AND BETWEEN MRS. ADA KELLY AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 514.
9. TRANSMISSION LINE PERMIT DATED 6/25/1937 BY AND BETWEEN MRS. LILLIE SPEARMAN AND GORDON SPEARMAN AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 103, PAGE 188.
10. RIGHT OF WAY EASEMENT DATED JUNE 23, 1971 BY AND BETWEEN MARY S. SLAUGHTER AND M.E. SLAUGHTER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 268, PAGE 809.

11. RIGHT OF WAY EASEMENT DATED MAY 188, 1962 BY AND BETWEEN DAN H. DURHAM AND MARY LOU JACKSON AND COLONIAL PEIPLINE COMPANY RECORDED IN DEED BOOK 200, PAGE 820.
12. RIGHT OF WAY DEED FOR PUBLIC ROAD DATE 7/24/51 BY AND BETWEEN D. H. DURHAM, MARY L. JACKSON AND SHELBY COUNTY.
13. TRANSMISSION LINE PERMIT DATED 5/3/51 BY AND BETWEEN ADA KELLEY AND ALABAMA POWER COMPANY.
14. TRANSMISSION LINE PERMIT DATED 5/10/51 BY AND BETWEEN DAN H. DURHAM, MARY LOU JACKSON AND ALABAMA POWER COMPANY.
15. RIGHT OF WAY AND EASEMENT DATED 8/6/41 BY AND BETWEEN L. J. TENNYSON, VIOLA TENNYSON AND PLANTATION PIPE LINE CO.
16. TRANSMISSION LINE PERMIT DATED 6/8/44 BY AND BETWEEN L. J. TENNYSON, VIOLA TENNYSON AND ALABAMA POWER CO.
17. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT RECORDED IN INST. 20070517000229750.
18. EASEMENT TO BELLSOUTH RECORDED IN INSTRUMENT #20061023000521080.
19. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INST. #200080109000013350.
20. 20' BUILDING SETBACK ALONG FRONT OF LOT LINE AS SHOWN ON RECORDED MAP.
21. 5' FOR EAEMENTS FOR SEWER ALONG FRONT OF LOT LINE.
22. 5' FOR EASEMENTS FOR POWER ALONG FRONT OF LOT LINE.

\$180,703.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, JEBSCO, INC., by CARL VINES, its, SECRETARY, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of April, 2011.

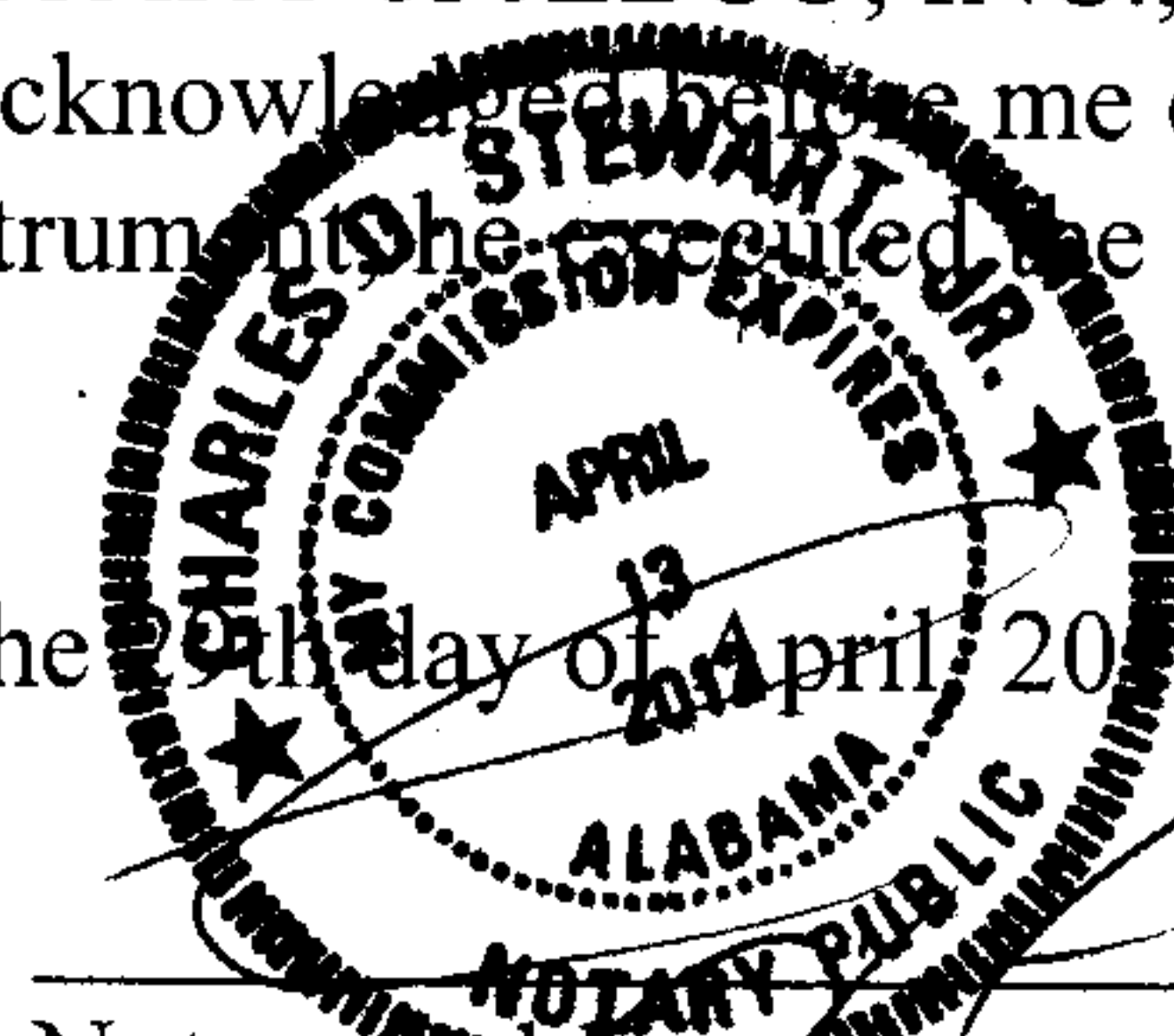
JEBSCO, INC.

BY: CARL VINES
ITS: SECRETARY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CARL VINES, whose name as SECRETARY of JEBSCO, INC., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 29th day of April, 2011.



Notary Public

Print Name:

Commission Expires:

4-13-12