

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Richard Byers
1924 7th Ave
CALERA, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of Forty Thousand dollars and Zero cents (\$40,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Calera Northwest, Inc. (herein referred to as grantors) do grant, bargain, sell and convey unto Richard Byers and Debra Byers (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 4, 5, 6, 7, 8, 9, 10, 11, in Block 56, according to J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.
of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, 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.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21st day of May, 2012.

(Seal)

(Seal)

(Seal)

(Seal)
Calera Northwest, Inc.
By: Sidney M. Bird, President

(Seal)

(Seal)
Calera Northwest, Inc.
By: Helen Harrison Phillips, Secretary

(Seal)

STATE OF ALABAMA

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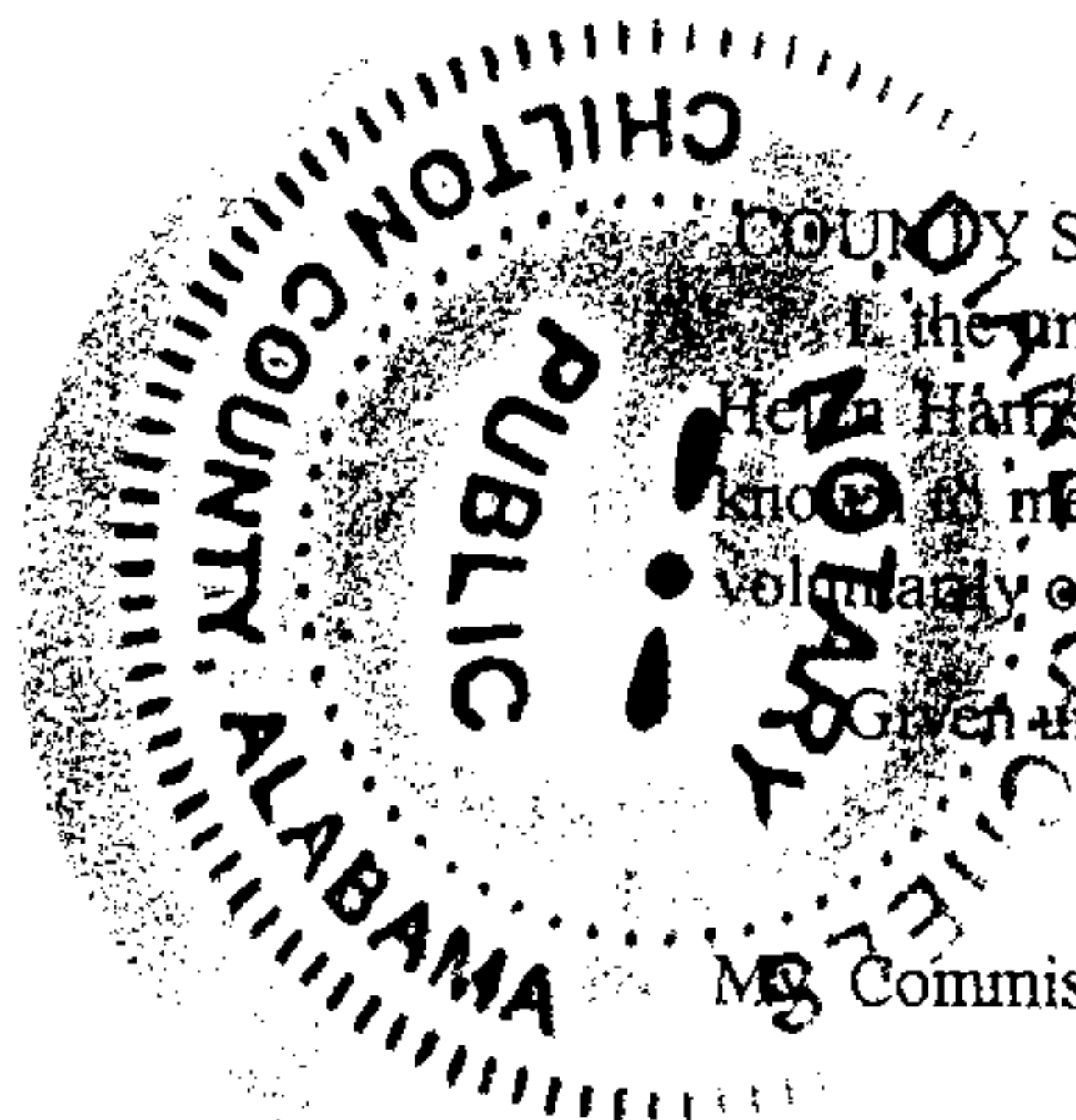
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney M. Bird, Jr. as President and Helen Harrison Phillips, as Secretary of Calera Northwest, Inc. whose names are 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 2012.

My Commission Expires:

Notary Public



20120605000197080 1/1 \$52.00
Shelby Cnty Judge of Probate, AL
06/05/2012 12:00:57 PM FILED/CERT

Shelby County, AL 06/05/2012
State of Alabama
Deed Tax: \$40.00