

This instrument was prepared by

Send Tax Notice To: Donald Q. Byrd

(Name) Iones & Waldrop

name P.O. Box 291

1009 Montgomery Highway

address Calera, Al. 35040

(Address) Birmingham, Al. 35216

#167/92

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-two thousand one hundred seventy-five and no/100 (\$22,175.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jimmy D. Williams, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald Q. Byrd and Lorene Byrd

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

See attached Exhibit A for legal description of
property being conveyed and which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$10,175 of the above mentioned purchase price was paid for from a mortgage
loan which was closed simultaneously herewith. Said mortgage is a purchase
money mortgage from Grantees to Grantor.

Grantor is a married man, but the property described herein is not the domicile
of the parties.

Inst # 1992-12922

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(s) and seal(s), this 4
day of June, 1992

WITNESS:

(Seal)

(Seal)

(Seal)

Jimmy D. Williams (Seal)
JIMMY D. WILLIAMS

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jimmy D. Williams, a married man
whose name is 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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 4 day of June, A. D., 1992

James R. Byrd
Notary Public.

EXHIBIT A

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, thence run easterly along the North line of Section 25, 1,165.64 feet to a point, thence 94 degrees 42 minutes 26 seconds right and run southerly 71.0 feet to the Point of Beginning of the property being described. Thence continue along last described course 287.98 feet to a point on the water line of Reed Creek Slough, then 89 degrees 50 minutes 37 seconds right and run westerly a chord distance of 97.55 feet to a point on the same water line of same Reed Creek Slough, then 111 degrees 46 minutes 57 seconds right and run northeasterly 147.92 feet to a point, thence 15 degrees 00 minutes left and run northerly 150.0 feet to a point, thence 78 degrees 40 minutes right and run easterly 25.0 feet to the Point of Beginning. Situated in Shelby County, Alabama.

1992-12922

12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00