

THIS INSTRUMENT PREPARED BY:  
JAMES R. MONCUS, JR.  
ATTORNEY AT LAW  
1318 ALFORD AVENUE SUITE 102  
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Marty Byrom

WARRANTY DEED

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifteen Thousand and no/100 (\$115,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**JOSEPH E. CROMWELL, SR. AND WIFE, PATRICIA A. CROMWELL**

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey all his right, title and interest unto

**MARTY BYROM, L.L.C.**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.**


Subject to all easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD, the same unto the Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of August, 1995.

  
JOSEPH A. CROMWELL, SR.

  
PATRICIA A. CROMWELL

09/05/1995-24487  
03:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 128.50

Inst # 1995-24487

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **JOSEPH A. CROMWELL, SR. AND WIFE, PATRICIA A. CROMWELL**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22nd day of August, 1995.

Notary Public

MY COMMISSION EXPIRES: 2/23/96

## EXHIBIT "A"

Part of the NW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the most Northerly corner of Lot 2, Valleydale Professional Center, as recorded in the Office of the Judge of Probate Shelby County, Alabama, in Map Book 13 page 103, run in Southwesterly direction along the Northwest line of said Lot 2, and its Southwesterly extension thereof, for a distance of 148.58 feet to an existing iron pin; thence turn an angle to the left and run South 43 deg. 06 min. 03 sec. East for a distance of 19.24 feet to an existing cross cut in concrete and being the most Northerly corner of Lot 1 of said Subdivision; thence turn an angle to the right and run South 46 deg. 43 min. 28 sec. West for a distance of 87.00 feet to an existing iron pin being the most Westerly corner of said Lot 1; thence turn an angle to the right and run North 42 deg. 26 min. 43 sec. West for a distance of 35.47 feet to an existing iron pin; thence turn an angle to the right then run North 01 deg. 04 min. 16 sec. East for a distance of 62.07 feet to an existing old iron pin; thence turn an angle to the left and run North 38 deg. 00 min. 21 sec. West for a distance of 187.70 feet to an existing iron pin; thence turn an angle to the right and run North 47 deg. 59 min. 02 sec. East for a distance of 175.29 feet to an existing iron pin; thence turn an angle to the right and run South 33 deg. 06 min. 03 sec. East for a distance of 244.13 feet, more or less, to an existing iron pin being the point of beginning; being situated in Shelby County, Alabama.

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