

This Instrument Prepared By:

Frank K. Bynum  
2100 16th Avenue South  
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00) 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, Jeanette Tissier and husband, Henry P. Tissier and Montez Tissier and husband, James Tissier, (herein referred to as grantor whether one or more), grant, bargain, sell and convey unto Marshall Pickard, (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

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Commence at the SW corner of the SW quarter of Section 28, Township 20 South, Range 4 West, thence north along the section line 382.94 feet, then turn right 58 degrees 52 minutes for 519.29 feet to the point of beginning, thence turn right 90 degrees 01 minutes for 311.1 feet, then turn left 75 degrees for 358 feet, thence turn left 105 degrees for 347.58 feet, thence turn left 78 degrees 17 minutes 30 seconds for 276.57 feet, then turn left 11 degrees 43 minutes 30 seconds for 75 feet to the Point of Beginning. Together with a non-exclusive easement for ingress and egress described as follows: Egress to be along a 30 foot wide strip lying east of the following described line. Commence at the SW corner of the SW quarter of Section 28, Township 20 South, Range 4 West, then north along the section line for 382.94 feet, then turn right 58 degrees 52 minutes for 519.29 feet, thence turn right 90 degrees 01 minutes for 311.1 feet to the point of beginning of the Egress Strip line, continue along the same line for 488.9 feet to the north right of way of South Shades Crest Road. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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.

\$110,000.00 of the purchase price recited above was paid from purchase money mortgage loan closed simultaneously herewith.

*Carley P. Nonsus*

IN WITNESS WHEREOF, we have set our hands and seals  
this 3rd day of March, 1984.

Jeanette Tissier (SEAL)  
Jeanette Tissier

Henry P. Tissier (SEAL)  
Henry P. Tissier

Montez Tissier (SEAL)  
Montez Tissier

James H. Tissier (SEAL)  
James Tissier

STATE OF FLORIDA )

COUNTY OF Santa Rosa )

General Acknowledgment

I, the undersigned, a Notary Public in and for said  
County, in said State, hereby certify that Jeanette Tissier and  
husband, Henry P. Tissier, 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 have executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 3rd  
day of March A.D., 1984.

Need tax 100  
Rec. 400  
Ind. 100  
600  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
See Mtg. 444-850  
1984 MAR 13 AM 9:42

William S. Murr  
Notary Public

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. JAN 18, 1988  
BONDED THRU GENERAL INV. CO.

STATE OF ALABAMA )  
JUDGE OF PROBATE  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said  
County, in said State, hereby certify that Montez Tissier and  
husband, James Tissier, 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 have executed the same voluntarily on  
the day the same bears date.

Given under my hand and official seal this 9th  
day of March A.D., 1984.

Frank L. Bryan  
Notary Public