

This instrument was prepared by

(Name) Earl Richards

(Address) Vestavia, Al.

1545

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Palham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand and no/100----- Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, W. Earl Richards; James E. McMahan and wife, Louise McMahan; M. Owens Sims and Ralph W. Sullivan and Douglas Hulon

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Robert E. Byrd

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

Attached as Exhibit "A"

Subject to easements and restrictions of record.

This is not the homestead of any of the grantors.

Address of Grantee: 1317 - 2nd Avenue Southwest
Alabaster, Al. 35007

BOOK 006 PAGE 807

TO HAVE AND TO HOLD to the said 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 15th day of October, 19 84

W. Earl Richards (SEAL)
Earl Richards

M. Owens Sims (SEAL)
M. Owens Sims

BY: James E. McMahan (SEAL)
Louise McMahan, Power Attorney

Ralph W. Sullivan (SEAL)
Ralph W. Sullivan

Louise McMahan (SEAL)
Louise McMahan, individually

Douglas Hulon (SEAL)
Douglas Hulon

STATE OF TEXAS

McLennan

COUNTY }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that

a Notary Public in and for said County.

Louise M. McMahan

whose name(s) 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 official seal this 15th day of October

A.D. 19 84

My Commission expires 11-30-84

1317 2nd Ave S.W.
Alabaster, AL 35007

Julene Kroll
Notary Public
McLennan Co., Waco, Texas

EXHIBIT "A"

A tract of land situated in the SE 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 2 West; thence North along the East line of said 1/4 1/4 section 143.75 feet; thence 88 deg. 25 min. 30 sec. left 618.37 feet to a railroad spike found; thence 0 deg. 54 min. 45 sec. left 31.01 feet to a point; thence 91 deg. 15 min. 25 sec. right 29.88 feet to an iron pin found; said iron pin lying on the north margin of a paved road and being the Southeast corner of "Alabama Plastics" property; thence 91 deg. 15 min. 25 sec. left along the South line of the "Alabama Plastics" property and the North margin of said paved road 417.55 feet to an iron pin found being the Southwest corner of "Alabama Plastics" property; thence continue along last mentioned course and the North margin of said paved road 150.00 feet to a point; thence 01 deg. 21 min. 08 sec. right, continue along the North margin of said paved road 310.74 feet to a point on the Eastern right of way of U. S. Highway 31; thence 53 deg. 17 min. 03 sec. right, along and with said right of way, 3.09 feet to an existing concrete monument; thence 21 deg. 49 min. 31 sec. right, along and with said right of way 946.98 feet to the Point of Beginning; thence continue along the last mentioned course and the Eastern right of way of U. S. Highway 31, 206.95 feet to a point; thence 104 deg. 53 min. 26 sec. right 244.39 feet to a point; thence 90 deg. 00 min. 00 sec. right 200.00 feet to a point; thence 90 deg. 00 min. 00 sec. right 191.21 feet to the Point of Beginning forming a closing interior angle of 104 deg. 53 min. 26 sec.; being situated in Shelby County, Alabama.

STATE OF TEXAS
COUNTY OF MCLENNAN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Louise McMahan, whose name as Attorney in Fact for James E. McMahan, 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, she, in her capacity as such Attorney in Fact under Power of Attorney attached hereto, executed the same voluntarily on the day the same bears date.

Given under my hand this the 24 day of October, 1984.



Julene Kroll
Notary Public
McLennan Co., Texas

State of Alabama

Shelby County

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that W. Earl Richards, Ralph W. Sullivan and Douglas Hulon, whose names are signed to the foregoing conveyance, and who are know 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 official seal this 15th day of October, 1984.

Martha B. Jackson
Notary Public

State of Alabama

County of Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that M. Owens Sims 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October, 1984.

Elaine Jackson
Notary Public

My Commission Expires
9-1-88.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 OCT 30 AM 8:30

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX 8.00
Rec 7.50
Ind 5.00
20.50