

1247
Send tax notice to
David F. Byers

This instrument prepared by
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-five Thousand Four Hundred and No/100 Dollars (\$455,400.00) to the undersigned 280 Group Joint Venture, an Alabama general partnership, in hand paid by David F. Byers, the receipt of which is hereby acknowledged, the said 280 Group Joint Venture, an Alabama general partnership, does, by these presents, grant, bargain, sell, and convey unto the said David F. Byers the following described real estate situated in Shelby County, Alabama, to-wit:

BOOK 135 PAGE 956
Commence at the southeast corner of the northwest quarter of the northeast quarter of Section 5, Township 19 South, Range 1 West, and run west along the south boundary of said quarter-quarter section for a distance of 1,030.79 feet to the northeast right-of-way line of U. S. Highway No. 280; thence turn an angle to the right of 85° 33' 05" to tangent and run in a northwesterly direction along said right-of-way line along a curve to the left having a central angle of 5° 18' 56" and a radius of 3,820.11 feet for a distance of 130.61 feet to the point of beginning of the property herein described; thence continue along said right-of-way line along said curve for a distance of 223.80 feet to the beginning of a curve to the left having a central angle of 9° 07' 42" and a radius of 2,944.79 feet; thence continue along said right-of-way line along said curve for a distance of 469.16 feet to the intersection with the center line of a stream; thence run in a southeasterly direction along the center line of said stream for a distance of 1,150 feet, more or less; thence run in a southwesterly direction to a point that is 114.05 feet north of the south boundary of said quarter-quarter section and 494.92 feet west of the southeast corner of said quarter-quarter section; thence run west and parallel to the south boundary of said quarter-quarter section for a distance of 357.22 feet; thence turn an angle to the right of 90° and run north for a distance of 15.95 feet; thence turn an angle to the left of 90° and run west for a distance of 200.00 feet to the point of beginning of the property herein described.

SUBJECT TO:

1. Current ad valorem taxes.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 173, page 191, Deed Book 160, page 403, and Deed Book 109, page 492, in the Probate Office of Shelby County, Alabama.

David Byers
3000 4000 Tower
Bha 35203

3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 95, page 530, in said Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights conveyed in Deed Book 72, page 515, and Deed Book 45, page 326, in said Probate Office.
5. Rights of riparian owners in and to the use of said stream.
6. Less and except any part of subject property lying within the creek as shown by survey dated June 1, 1987, by Frank D. Champlon.

All of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said David F. Byers, his heirs and assigns forever.

~~And said 280 Group Joint Venture does for itself, its successors and assigns, covenant with said David F. Byers, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said David F. Byers, his heirs and assigns forever against the lawful claims of all persons.~~

IN WITNESS WHEREOF, the said 280 Group Joint Venture, an Alabama general partnership, by L. S. Evins, III, as President of Gibson-Anderson-Evins, Inc., a corporation, in its capacity as General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal on this 4th day of June, 1987.

280 GROUP JOINT VENTURE
An Alabama General Partnership

By: GIBSON-ANDERSON-EVINS, INC.

By

L. S. Evins, III
Its President

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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that L. S. Evins, III, whose name as President of Gibson-Anderson-Evins, Inc., a corporation formed under the laws of the state of Alabama, in its capacity as General Partner of 280 Group Joint Venture, an Alabama general partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same for and as the act of said corporation in its capacity as General Partner of said partnership on the day the same bears date.

Given under my hand and seal this 4th day of June, 1987.

Charles A. R. [Signature]
Notary Public

My commission expires 6/10/91

[NOTARIAL SEAL]

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUN 16 PM 2:20

[Signature]
JUDGE OF PROBATE

1. Dead Tax	\$ <u>455.50</u>
2. Mtg. Tax	<u>6</u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>464.00</u>