

Send Tax Notice To:

Robert C. Wilson, D.V.M.
3298 North Broken Bow Drive
Birmingham, Alabama 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the amount of One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00) and other good and valuable consideration, to the undersigned grantor, David F. Byers, an individual (the "Grantor"), paid in hand by Robert C. Wilson, Jr., and wife, Laura S. Wilson, individuals (the "Grantees"), the receipt and sufficiency of which is hereby acknowledged by the Grantor, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, as joint tenants with rights of survivorship, all of the following described real estate, such real estate being situated in Shelby County, Alabama, to wit:

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Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West and run West along the South boundary of said 1/4-1/4 Section for a distance of 1030.79 feet to the NE right-of-way line of US Hwy #280; thence turn an angle to the right of 84° 03' 06" 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 3820.11 feet for a distance of 330.61 feet to the Point of Beginning of the property herein described:

Thence continue along said right-of-way along said curve for a distance of 23.80 feet to a Point of Compound curve; thence continue along said right-of-way along a curve to the left having a central angle of 3° 25' 42" and a radius of 2944.79 feet for a distance of 126.20 feet; thence parallel to South boundary of said 1/4-1/4 section and run in an Easterly direction for a distance of 228.0 feet; thence turn an angle to the right of 90° 00' 00" and run South for a distance of 40.0 feet; thence turn an angle to the left 80° 13' 02" and run in a Southeasterly direction for a distance of 169 feet more or less to the centerline of a stream; thence run Southeasterly along the centerline of said stream for a distance of 275 feet more or less; thence run in a Northwesterly direction for a distance of 323 feet more or less to a point 288.09 feet North of the South boundary of said 1/4-1/4 Section and 870.68 feet West of the SE Cor. of said 1/4-1/4 Section; thence turn an angle to the right of 80° 13' 02" and run Northerly for a distance of 40.0 feet; thence turn an angle to the left of 90° 00' 00" and run in a Westerly direction and parallel to the South

David Byers

boundary of said 1/4-1/4 Section for a distance of 200.00 to the Point of Beginning of the property herein described, containing 1.5 acres, more or less.

LESS AND EXCEPT THE FOLLOWING:

1. Transmission Line Permit to Alabama Power Company granted and shown by instruments in Deed Book 173, Page 191; Deed Book 160, Page 403; and Deed Book 109, Page 492 in the office of the Judge of Probate of Shelby County, Alabama.

2. Right-of-Way granted to Shelby County, Alabama granted by instrument recorded in Deed Book 95, Page 530 in the office of the Judge of Probate of Shelby County, Alabama.

3. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges and immunities relating thereto, including right conveyed by instrument recorded in Deed Book 72, Page 515 and Deed Book 45, Page 326 in the office of the Judge of Probate of Shelby County, Alabama.

4. Riparian rights, if any, associated with any creek or stream flowing through or on the boundary line of the subject property.

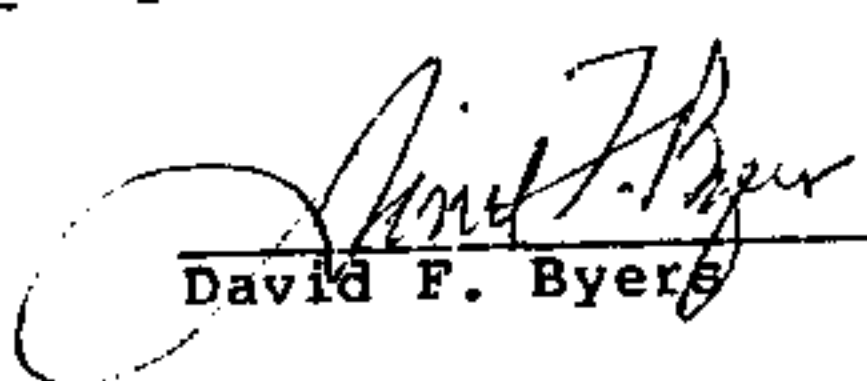
5. Any part of the subject property lying within the creek or stream shown on the survey of the subject property by Frank Champion, Reg. No. 6254, dated June 1, 1987.

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TO HAVE AND TO HOLD, to the said Grantees and their successors and assigns in fee simple forever.

The said Grantor does for himself, his heirs and assigns, covenant with the said Grantees and its successors and assigns, that he is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that he has a good right and title to sell and convey the said premises as aforesaid, and he will, and his heirs and assigns shall, warrant and defend the same to the said Grantees forever against the lawful claim of all persons.

IN WITNESS WHEREOF, the said Grantor, David F. Byers, in his individual capacity, does hereby set his hand to this document on this the 14 day of June, 1987.


David F. Byers

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Mary Jo Davis, a Notary Public in and for said County in said State, hereby certify that David F. Byers, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

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

Mary Jo Davis
Notary Public



My Commission Expires:

My Commission Expires December 11, 1990

*Purchase price financed by mortgage executed and filed simultaneously
herein in the amount of One Hundred Twenty Thousand and no/100 dollars
(112,000.00)*

THIS INSTRUMENT PREPARED BY:

DTB, Jr.

David F. Byers, Jr.
3000 SouthTrust Tower
Birmingham, Alabama 35203

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS VALID

1987 JUN 16 PM 2:29

Thomas A. Johnson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>30.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>38.50</u>