

Send Tax Notice To:

William J. Slappey, III
2724 Altadena Road
Birmingham, Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the amount of Fifty Thousand and No/100 Dollars (\$50,000.00) and other good and valuable consideration, to the undersigned grantor David F. Byers, an individual (the "Grantor"), paid in hand by William J. Slappey, III, and wife, Susan J. Slappey, individuals, (the "Grantee"), 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 William J. Slappey, III and wife, Susan J. Slappey, 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:

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 83° 30' 19" 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 354.41 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 to the Point of Beginning of the property herein described:

Thence continue along said right-of-way along said curve for a distance of 50 feet; thence turn an angle to the right of 103° 07' 36" from tangent and run in an Easterly direction for a distance of 333 feet more or less to the centerline of a stream; thence run in a Southeasterly direction along the centerline of said stream for a distance of 150 feet more or less; thence run Northwesterly a distance of 169 feet more or less; thence turn an angle to the right of 80° 13' 02" and run North for a distance of 40.0 feet; thence turn an angle to the left of 90° and run West parrallel to the South boundary of said 1/4-1/4 Section for a distance of 228.0 feet to the Point of Beginning of the property herein described containing 0.5 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;

David Byers

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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.

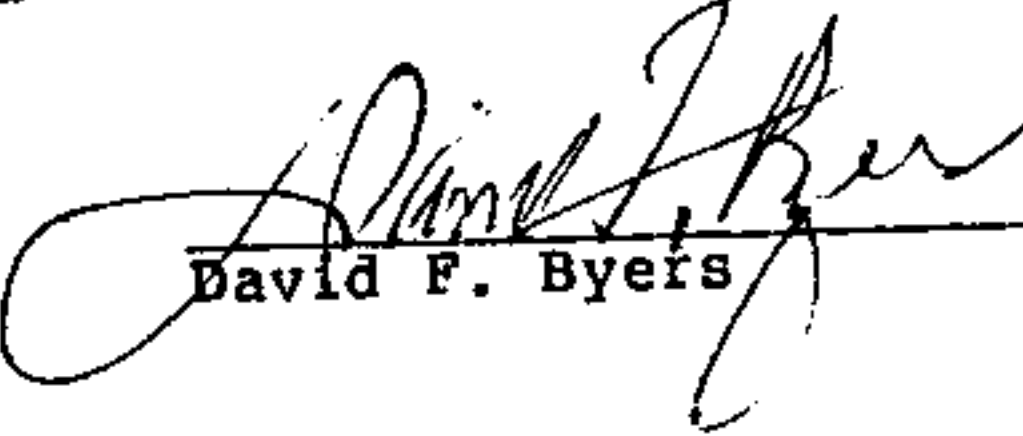
4. Riparion rights, if any, associated with any creek or stream flowing through or on the boundary line of the subject property.

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.

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

The said Grantor does for himself, his heirs and assigns, covenant with the said grantee 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 Grantee 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 ____ day of June, 1987.


David F. Byers

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Mary Jo Phoebe, 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 4th
day of June, 1987.

Mary J. Phaul
Notary Public



My Commission Expires:

My Commission Expires December 11, 1990

THIS INSTRUMENT PREPARED BY:

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

Forty Thousand and no/100 Dollars (\$40,000.00) of purchase price is
paid from a mortgage executed and filed simultaneously herewith.
D.F.B., Jr.

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

1987 JUN 16 PM 2:23

Thomas A. Spivey, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>10.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>18.50</u>