

THIS INSTRUMENT PREPARED BY: FRANK W. BAILEY, ATTORNEY AT LAW
826 Chestnut St., Gadsden, Alabama

STATE OF ALABAMA,

WARRANTY DEED

COUNTY OF SHELBY

THIS INDENTURE, made this 28th day of AUGUST, 1987, between DAVID F. BYERS, a married man, (hereinafter referred to as Grantor) and FORREST W. FROST and wife, DONNA B. FROST, and KENNETH N. TATUM and wife, LEONA M. TATUM, (hereinafter referred to as Grantees), of 269 South 7th Street, Gadsden, Alabama 35901.

W I T N E S S E T H:

Grantor, for and in consideration of the sum of TWO HUNDRED THREE THOUSAND SEVEN HUNDRED TWENTY-FIVE AND NO/100 (\$203,725.00) DOLLARS in hand paid by Grantees, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto Grantees, the following described real estate, to-wit:

BOOK 148 PAGE 624
Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, thence run westwardly along the South line of said 1/4 1/4 section for a distance of 1,030.79' to the easterly right of way of U.S. 280, said point being on a curve having a central angle of 0 degrees 08'18" and a radius of 5848.8243'; thence turn an angle to the right of 85 degrees 08'17" as measured to chord; thence run along said chord for a distance of 14.1214' to the point of beginning; thence turn an angle to the right of 94 degrees 51'43" as measured from a projection of said chord for a distance of 300.0'; thence turn an angle to the left of 90 degrees 00'00" for a distance of 100.0'; thence turn an angle to the left of 90 degrees 00'00" for a distance of 309.48' to said right of way thence turn an angle to the left of 95 degrees 25'-05" as measured to chord and run Southeasterly along said right of way for a distance of 100.45' to the point of beginning. Containing 30,474.72 square feet more or less.

Subject to:

1. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 173, page 191 in Probate Office, Shelby County.
2. 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 Probate Office, Shelby County.

Grantor herein warrants that none of the property herein conveyed constitutes any portion of the homestead of the grantor.

TO HAVE AND TO HOLD unto Grantees, and unto their heirs and assigns, forever.

Grantor, subject to any aforesaid exceptions and reservations, for himself and for his heirs, executors and administrators, covenants with Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall, warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
28th day of 8/28, 1987.

David F. Byers (L.S.)
DAVID F. BYERS

STATE OF ALABAMA,
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said County, in said State, hereby certify that David Byers, 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 28th day of
August, 1987.

Frank W. Bailey
NOTARY PUBLIC

BOOK 148 PAGE 625

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

1987 SEP -1 PM 1:19

See Mtg 148-626
Thomas A. [unclear]
JUDGE OF PROBATE

1. Deed Tax	\$ 104.00
2. Mtg. Tax	_____
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	110.00