

From [redacted] 800

THIS INSTRUMENT PREPARED BY:
JAMES P. O'NEAL
Barnett, Tingle, Noble & Sexton
1600 City Federal Building
Birmingham, AL 35203

SEND TAX NOTICE TO:
David F. Byers

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations, to the undersigned, KENNETH N. TATUM and wife, LEONA M. TATUM and FORREST W. FROST and wife, DONNA B. FROST (hereinafter the "Grantor"), in hand paid by DAVID F. BYERS, (hereinafter the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell, and convey unto the said Grantee the real estate situated in Shelby County, Alabama, and more particularly described as follows, to-wit:

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Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West; thence run Westerly along the South line of said $\frac{1}{4}$ section for a distance of 1,030.79' to the Easterly right of way line of U.S. Highway 280; thence turn an angle to the right of 85°33'05" to the tangent of a curve and run in a Northwesterly direction along said right of way line along a curve to the left having a central angle of 2°10'16" and a radius of 3,820.11' for a distance of 14.11'; thence turn an angle to the right of 94°51'43" as measured from the chord of said curve if extended for a distance of 228.0' to the point of beginning; thence continue along last described course for a distance of 72.0'; thence turn an angle to the left of 90°00'00" for a distance of 100.0'; thence turn an angle to the left of 90°00'00" for a distance of 72.0'; thence turn an angle to the left of 90°00'00" for a distance of 100.0' to the point of beginning.

together with all and singular the rights, privileges, easements, hereditaments, and appurtenances pertaining thereto, including any right, title, and interest of the Grantor, if any, in and to adjacent streets, roads, alley and rights-of-way (hereinafter the "Appurtenances"). Grantor makes no warranties of any kind with respect to the status of the title to the Appurtenances, if any there be.

This conveyance is subject to all easements and restrictions of record and taxes due for the current year.

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

Railroad Furniture

And said Grantor does for themselves, their heirs, successors, and assigns, covenant with said Grantee, his successors and assigns, that they are lawfully seized in fee simple of said Property; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the Property as aforesaid; and that they will, and their heirs, executors, successors, and assigns shall, warrant and defend the Property to the said Grantee, his successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal on this ____ day of December, 1987.

Kenneth N. Tatum
KENNETH N. TATUM
Leona M. Tatum
LEONA M. TATUM
Forrest W. Frost
FORREST W. FROST
Donna B. Frost
DONNA B. FROST

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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 KENNETH N. TATUM and wife, LEONA M. TATUM, FORREST W. FROST and wife, DONNA B. FROST, whose names 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 on the day same bears date.

Given under my hand and official seal this 29th day of December, 1987.

Lala Bearley
Notary Public
My Commission expires: 1-19-89

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

88 JAN 13 PM 2:56

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 2.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 10.00