801 [redacted]

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

SEND TAX NOTICE TO:
Kenneth W. Tatum
Leona M. Tatum
Forrest W. Frost
Donna B. Frost

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, DAVID F. BYERS, a married man, and CAHABA INVESTORS, INC., an Alabama corporation, (hereinafter the "Grantor"), in hand paid by KENNETH N. TATUM and wife, LEONA M. TATUM, FORREST W. FROST and wife, DONNA B. FROST (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 NW¼ of the NE¼ of Section 5, Township 19 South, Range 1 West; thence run Westerly along the South line of said ¼¼ 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 114.56' to the point of beginning; thence continue along the arc of said curve to the left having a central angle of 0°27'06" and a radius of 3,820.11' for a distance of 30.11'; thence turn an angle to the right of 96°24'27" as measured from the tangent if extended and run Easterly and parallel to the South line of said ¼¼ section for a distance of 240.83'; thence turn an angle to the right of 90°00'00" for a distance of 30.0'; thence turn an angle to the right of 90°00'00" for a distance of 237.48' 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.

Railroad Furniture
1531 - 3rd Ave No.
Birm, AL

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

The property conveyed hereby is not the homeplace of Grantor, David F. Byers, or his wife.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this ____ day of December, 1987.

David F. Byers

DAVID F. BYERS

CAHABA INVESTORS, INC.,

BY: David F. Byers

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 DAVID F. BYERS, a married man, 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 on the day same bears date.

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

Lala Beasley

Notary Public

My Commission expires: 1-19-89

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN 13 PM 3:04
Thomas A. Snoddy, 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