

THIS WARRANTY DEED IS TO BE FILED SIMULTANEOUSLY WITH THE MORTGAGE

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

The sum of Thirty Two Thousand Five Hundred and No/100 Dollars (\$32,500.00) the undersigned JAMES D. HUTTON (hereinafter referred to as the "Grantor"), in hand paid by DAVID F. BYERS (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged;

the said grantor does by these presents, grant, bargain, sell and convey unto the Grantee herein the following described real estate situated in Shelby County, Alabama, to wit:

A part of the SW 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of said SW 1/4 of the NE 1/4; thence run East along the North line of said SW 1/4 of NE 1/4 for a distance of 300.00 feet to the point of beginning; thence continue along last described course for a distance of 100.00 feet; thence turn 88 deg. 54 min. 54 sec. right and run South for a distance of 323.59 feet to the North right of way of Sandpiper Lane; thence turn 92 deg. 26 min. 44 sec. right to tangent to a curve to the right, said curve having a radius of 563.75 feet, an intersection angle of 2 deg. 31 min. 29 sec.; thence run Westerly along the North right of way of said Sandpiper Lane and arc of said curve for a distance of 24.81 feet to the point of compound curve to the right, said curve having a radius of 966.34 feet, an intersection of 4 deg. 27 min. 37 sec.; thence run Westerly along North right of way of Sandpiper Lane and arc of last said curve for a distance of 75.23 feet; thence turn 85 deg. 27 min. 38 sec. right from tangent of last said curve and run North for a distance of 322.96 feet to the point of beginning; being situated in Shelby County, Alabama.

\$27,000.00 of the price paid herein was paid by a mortgage loan closed simultaneously herewith.

This conveyance is subject to all easements and restrictions of record.

TO HAVE AND TO HOLD to said Grantee, DAVID F. BYERS its successors and assigns forever.

And the Grantor does, for himself and his heirs, legal representatives, successors and assigns, covenant with the said Grantee, Its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth above; that the Grantor has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend

same to the said Grantee, DAVID F. BYERS its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, JAMES D. HUTTON, caused this conveyance to be executed this the 23rd day of March, 1988.

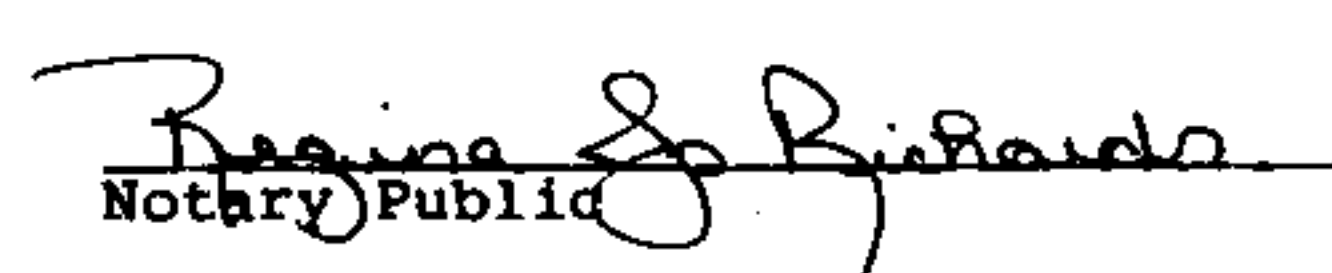

James D. Hutton

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, in and for said county in said state, hereby certify that James D. Hutton is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument he executed the same voluntarily on the day the same bears date.

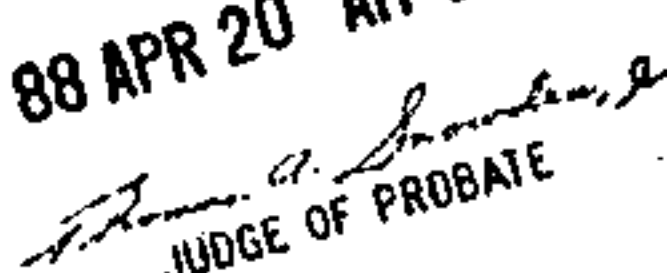
Given under my hand and official seal this 23rd day of March, 1988.


Notary Public

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

88 APR 20 AM 9:04


JUDGE OF PROBATE

1. Deed Tax	\$ <u>5.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.00</u>

This instrument was prepared by: James D. Hutton
3195 Cahaba Heights Road
Birmingham, Alabama 35243