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american title insurance company

BIRMINGHAM, ALABAMA

Grantee Address:
300 Cahaba Park South
Birmingham, AL 35243

This instrument was prepared by

(Name) David F. Byers, Jr. Wallace, Brooke & Byers

(Address) 2000 SouthBridge Parkway, Suite 525, Birmingham, Alabama 35209

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

David F. Byers, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Foxfire Development Corporation, an Alabama corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 4, Block 3 according to the survey of Havenwood Park, Second Sector, as recorded
in Map Book 10, Page 47A and 47B in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to the following:

1. 1988 ad valorem taxes which are a lien, but not due and payable until October 1, 1988.
2. All liens, encumbrances, and restrictions appearing of record in the Office of the Judge of Probate of Shelby County, Alabama, including, but not limited to, Mortgage from Grantor to Banc Boston Mortgage Corporation in the original principal amount of \$134,675.00, dated May 13, 1988, and recorded in the Office of the Probate Judge of Shelby County, Alabama at Real Volume 185, Page 210.

Grantor represents that the property conveyed hereby does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I ~~XXX~~ do for myself ~~XXXXXXX~~ and for my ~~XXX~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~(XXXXXX)~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~(see)~~ have a good right to sell and convey the same as aforesaid; that I ~~(XX)~~ will and my ~~(XXXX)~~ heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands (X) and seal (X), this 26th
day of August, 1988

1. Deed Tax \$ 50

Mtg Tax

Recording Fee 2.50

Indexing Fee 1.00

TOTAL 4.00

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

88 AUG 31 PM 12:24 (Seal)

JUDGE OF PROBATE (Seal)

David F. Byers
David F. Byers

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, _____, 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 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 26th day of August, A. D., 1988

Douglas Rogers

Douglas Rogers
Notary Public

Notary Public

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