

McKnight & Wirtes, P.C.
22 Inverness Center Parkway
Suite 610
Birmingham, Alabama 35242
(205) 995-9665

STATE OF ALABAMA }
COUNTY OF SHELBY }

902

GENERAL WARRANTY DEED

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

The sum of Twenty Nine Thousand Two Hundred Fifty and No/100 Dollars (\$29,250.00) the undersigned BLAKELY CHAZ, INC. (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 the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12 pages 44, 45, 46 and 47, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

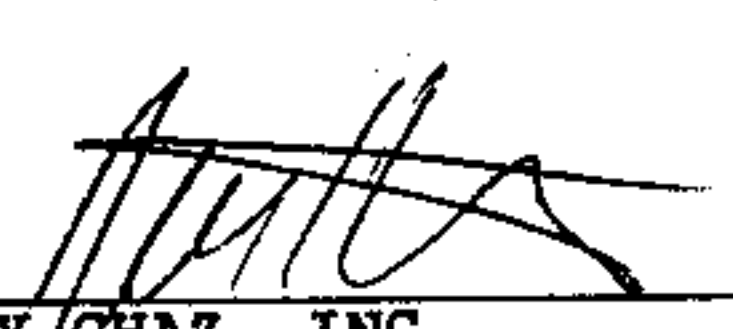
TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

And the Grantor does, for itself, and its heirs, legal representatives, successors and assigns, covenant with the said Grantee, his successors and assigns, that the Grantors are lawfully seized in fee simple of said premises; that they are 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, his successors and assigns forever, against the lawful claims of all persons.

"The Entire Purchase Price was paid by the Proceeds of the Mortgage."

City Fed S. L.

IN WITNESS WHEREOF, the said Grantor caused this conveyance to be executed this the 7th day of September, 1989.


BLAKELY CHAZ, INC.
BY: JAMES D. HUTTON
ITS: PRESIDENT

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, in and for said county in said state, hereby certify that James D. Hutton as President of Blakely Chaz, Inc. 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 behalf of said corporation on the day the same bears date.

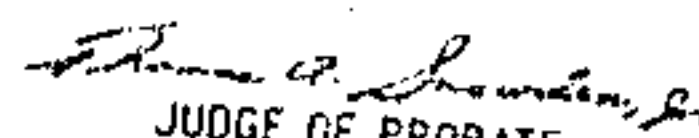
Given under my hand and official seal this 7th day of September, 1989.


Notary Public
My commission expires 5/20/91

BOOK 256 PAGE 104

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

89 SEP 13 AM 9:30


JUDGE OF PROBATE

	NO TAX COLLECTED
1. Deed Tax -----	\$
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 5.00
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$ 1.00
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 10.00