

This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

John David Baird
276 Snow Drive
Birmingham, AL 35209

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Zero (-0-) Equity plus assumption of mortgage as set forth below to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, DAVID F. BYERS, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JOHN DAVID BAIRD (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided one-half interest in:

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1990 and thereafter. (2) Easement to Southern Natural Gas as recorded in Deed Book 90, Page 333; and Deed Book 90, Page 445, in Probate Office. (3) Right of way to Shelby County as recorded in Deed Book 280, Page 340, in Probate Office. (4) Right of way to South Central Bell recorded in Deed Book 337, Page 241, in Probate Office. (5) 10-foot easement for sewer line purposes, as reserved in deeds recorded in Deed Book 355, Page 635; Deed Book 355, Page 636; and Deed Book 355, Page 640, in Probate Office.

The Grantor herein expressly assumes and agrees to pay that certain Mortgage from David F. Byers and John David Baird to First Commercial Bank dated June 12, 1986 recorded in Real Record 078, Page 110 in the Probate Office of Shelby County, Alabama.

The property conveyed herein is not the homestead of David F. Byers.

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

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of March, 1990.

David F. Byers
DAVID F. BYERS

(L.S.)

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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 voluntarily on the day the same bears date:

Given under my hand and official seal this 2nd day of March, 1990.

Amey D. Vines
Notary Public

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

90 MAR -6 AM 10: 04

William C. Cunningham, Jr.
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 Fee	\$	1.00
Total	\$	10.00

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