

THIS INSTRUMENT WAS PREPARED BY:

Kathy Atkinson  
303 Perimeter Center Terrace, Suite 900  
Atlanta, Georgia 30346

STATE OF ALABAMA )

COUNTY OF SHELBY )

893

DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty  
Thousand and 00/100 (\$20,000.00)-----  
to the undersigned GRANTOR, 2154 Trading Corporation, a corporation, d/b/a  
INVERNESS, (herein "GRANTOR"), in hand paid by Charles D. Byron and Peggy  
S. Byron (herein referred to as "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 following  
described real estate ("PROPERTY"), situated in Shelby County, Alabama, to-  
wit:

Lot 12, Block 7, according to the Plat of Applecross, a subdivision  
of Inverness, as recorded in Map Book 6, Page 42, in the Office of  
the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable October 1, 1990.
2. Easements, rights of way, and setback lines of record.
3. Mineral and mining rights not owned by GRANTOR.
4. Any applicable zoning ordinances.
5. The covenants and restrictions set forth in the Declaration of  
Protective Covenants of Applecross, a Residential Subdivision, as  
recorded in Miscellaneous Book 10, Pages 515-527, in the Office of  
the Judge of Probate of Shelby County, Alabama and as amended by  
instrument recorded in Miscellaneous Book 13, Pages 154-167,  
inclusive in said Probate Office.

THIS CONVEYANCE is made with the express reservation and condition that  
the GRANTEES, for themselves and on behalf of their heirs, administrators,  
executors, successors, assigns, contractors, permittees, licensees and  
lessees hereby releases and forever discharges GRANTOR, its successors and  
assigns, from any and all liability, claims and causes of action whether  
arising at law (by contract or in tort) or in equity because of any past or  
future mining or exercise of any right to use the minerals on the property  
described herein or because of any past or future subsidence, if any, of the  
land and/or minerals conveyed hereby, and any and all damage or destruction  
of property and injury to or death of any person located in, on, or under  
the surface of or over lands herein conveyed, as the case may be, by reason  
of any exercise of any past mining and removal of minerals from the lands  
herein conveyed and/or mining and removal of minerals from the land herein  
conveyed and/or adjacent and nearby lands, or for any soil, subsoil or  
other conditions. Grantee acknowledges that it has been informed and  
understands that the Property may contain underground mines and tunnels and  
Grantee has made its own independent inspections and investigations of the  
hereinabove described land in reliance upon such inspections and  
investigations thereof.

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TO HAVE AND TO HOLD, to the said GRANTEE, it successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 6<sup>th</sup> day of April, 1990.

2154 Trading Corporation

Victor W. Turner KBA  
Vice President

STATE OF Georgia  
COUNTY OF DeKalb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor W. Turner, whose name as Vice President of 2154 Trading Corporation, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 6<sup>th</sup> day of April, 1990.

Jordan R. Newman  
Notary Public

My Commission Expires: \_\_\_\_\_

Notary Public, Georgia, State at Large  
My Commission Expires Jan. 29, 1994

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

90 MAY 14 PM 12:21

Thomas A. Jennings Jr.  
JUDGE OF PROBATE

|                  |         |       |
|------------------|---------|-------|
| 1. Deed Tax      | -----\$ | 20.00 |
| 2. Mtg. Tax      | -----\$ |       |
| 3. Recording Fee | -----\$ | 3.00  |
| 4. Indexing Fee  | -----\$ | 3.00  |
| 5. No Fee Fee    | -----\$ |       |
| 6. Ce. and Fee   | -----\$ | 1.00  |
| Total            | -----\$ | 29.00 |