

This instrument was prepared by  
(Name) Larry L. Halcomb, Atty. at Law  
(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

Send Tax Notice To: Donna Tate  
name  
5224 Old Mill Circle  
address  
Pelham, Alabama 35124

WARRANTY DEED-

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Three Thousand and no/100 (\$103,000.00)

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

Mark D. Byers and wife, Dana H. Byers

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

Donna Tate

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

Lot 21, according to the Survey of Old Mill Trace, Second Sector, as recorded in Map Book 8, page 156, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1993.

Subject to restrictions as shown by recorded Map.

Subject to 35 foot building line as shown by recorded Map.

Subject to 25 foot Easement on rear, as shown by recorded Map.

Subject to Right of Way granted to South Central Bell by instrument recorded in Volume 353, page 808 and Volume 353, page 810, in the Probate Office of Shelby County, Alabama.

Subject to Right of Way granted to Alabama Power Company by instrument recorded in Volume 353, page 990, in the Probate Office of Shelby County, Alabama.

The grantors make no warranty of title as to minerals and mining rights.

\$75,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

12/03/1992-28840  
10:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

Inst # 1992-28840

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, we have hereunto set our hands(s) and seal(s), this 1st day of December, 1992

(Seal)  
(Seal)  
(Seal)

Mark D. Byers  
Dana H. Byers

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Mark D. Byers and wife, Dana H. Byers whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, A. D., 1992

Larry L. Halcomb Notary Public

My Commission Expires January 23, 1994