

Send Tax Notice To:
Roger E. Byrd
302 Chestnut Lane
Alabaster, AL 35007



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Holliman, Shockley & Kelly
3821 Lorna Road, Suite 110
(Address) Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Four Thousand Four Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas H. Coffey and wife, Janet E. Coffey

(herein referred to as grantors) do grant, bargain, sell and convey unto
Roger E. Byrd and wife, Diane A. Byrd

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF
SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION
OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 128,250.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

1994-22920

07/21/1994-22920
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 27.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hand(s) and seal(s), this 12th
day of July, 1994

WITNESS:

(Seal) Thomas H. Coffey (Seal)
THOMAS H. COFFEY

(Seal) _____ (Seal)

(Seal) Janet E. Coffey (Seal)
JANET E. COFFEY

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Thomas H. Coffey and wife, Janet E. Coffey
whose names 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 12th day of July, A.D., 1994

8.29.94 [Signature]

Notary Public

1994-22920

EXHIBIT "A"

Commence at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 3 West; thence run Easterly along the South line of said 1/4-1/4 for a distance of 345.10 feet; thence turn an angle to the left of 111 degrees 13 minutes 33 seconds for a distance of 381.22 feet to the right of way line of a public road; thence turn an angle to the left of 90 degrees 00 minutes 02 seconds and run along said right of way for a distance of 421.00 feet; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds for a distance of 287.46 feet; thence turn an angle to the left of 107 degrees 26 minutes 09 seconds for a distance of 104.09 feet to the point of beginning; being situated in the South 1/2 of the SE 1/4 of Section 13, and the NW 1/4 of NE 1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama.

Minerals and mining rights excepted.

Inst # 1994-22920

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