

SEND TAX NOTICE TO:
SIMON P. BYERS
1550 ~~Hughes~~ Road *Hughes
Columbiana, Alabama 35051

Inst # 1996-35618

This instrument was prepared by:
Martin, Drummond, & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama Know All Men By These Presents,
Shelby County

That in consideration of One Dollars And no/100 Dollars

to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

Simon Presley Byers and his wife, Elizabeth Byers

(herein referred to as grantors) do grant, bargain, sell and convey unto

Simon Presley Byers and his wife, Elizabeth Byers

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



For Legal Description See Attached Sheet Marked Exhibit "A"

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I we are lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will any 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, the Said Simon Presley Byers and Elizabeth Byers, have hereunto subscribed their names on this the 17th day of October, 1996.


Simon Presley Byers

Elizabeth Byers

THE STATE OF ALABAMA
Jefferson County

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Simon Presley Byers and his wife, Elizabeth Byers whose name 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 of office this the 17th day of October, 1996.

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Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES: May 6, 1997.
ISSUED THRU NOTARY PUBLIC UNDERWRITERS

10/28/1996-35618
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Exhibit "A"

A parcel of land, in the SE 1/4 of the NW 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, and run thence North 88 deg. 26 min. 35 sec. West along the North line of said 1/4 1/4 line a distance of 210.56 feet to a point; thence run South 13 deg. 31 min. 28 sec. East a distance of 242.97 feet to a point; thence run South 87 deg. 11 min. 10 sec. West a distance of 219.63 feet to a point on the Easterly right of way line of Florence Church Road; thence run South 13 deg. 16 min. 28 sec. East along said Easterly right of way line a distance of 116.84 feet to the point of beginning; thence run North 77 deg. 24 min. 34 sec. East a distance of 301.37 feet to a point; thence run South 12 deg. 35 min. 27 sec. East a distance of 144.54 feet to a point; thence run South 77 deg. 24 min. 35 sec. West a distance of 301.37 feet to a point on the Easterly right of way line of said Florence Church Road; thence run North 12 deg. 35 min. 25 sec. West along said Easterly right of way line a distance of 144.54 feet to the point of beginning; being situated in Shelby County, Alabama.

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