

This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to: Steven L. Segers and
(Name) Laurie J. Hidgon Segers
(Address) 485 Highway 84
Calera, AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty Five Thousand and No/100 ----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we,

Hershel E. Byrd and wife, Nora Byrd
(herein referred to as grantors), do grant, bargain, sell and convey unto
Steven L. Segers and wife, Laurie J. Hidgon Segers
(herein referred to as GRANTEEES), 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 1996 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.

\$ 58,500.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-38563

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SHELBY COUNTY, JUDGE OF PROBATE
002 SNA 17.50

TO HAVE AND TO HOLD, Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns forever;
it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, 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 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 GRANTEEES, 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 30th
day of October, 19 96.

WITNESS

Hershel E Byrd (Seal)
Hershel E. Byrd
Nora Byrd (Seal)
Nora Byrd

STATE OF ALABAMA }
Shelby County } **General Acknowledgment**
I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Herbert E. Byrd and wife, Nora Byrd, 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 30th day of October, A.D. 19 96.
3-12-97
My Commission Expires: _____
Jean Holliman
Notary Public

Exhibit "A" -

A part of the NE 1/4 of NW 1/4, Section 8, Township 22 South, Range 2 West, were particularly described as follows: Commence at the Southwest corner of the said 1/4-1/4 Section and run in a Northerly direction along the West line a distance of 420 feet to point of beginning; thence continue North along West line 210 feet; thence 90 degrees right for 105 feet; thence 90 degrees right for 210 feet; thence 90 degrees right for 105 feet to point of beginning. Situated in Shelby County, Alabama.

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