

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
MARK D. BYERS
DANA H. BYERS
Signal Valley Farms
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

Warranty Deed/ITW/MS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY TWO THOUSAND TWO HUNDRED SIXTY DOLLARS AND NO/100's (\$162,260.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we RANDALL L. REAL and wife, JENNIFER L. REAL, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto MARK D. BYERS and DANA H. BYERS (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

See Exhibit "A" attached hereto and made a part hereof

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

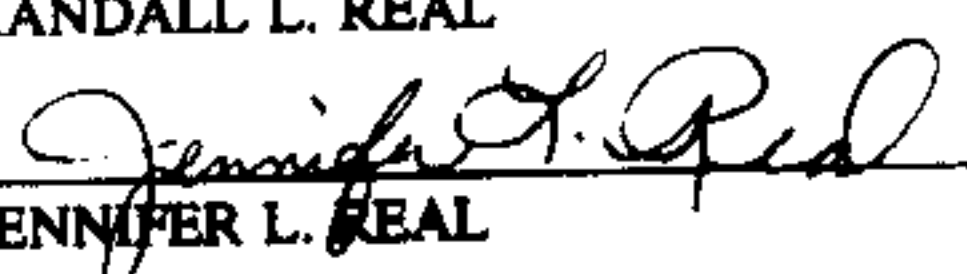
§ All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 12th day of November, 1996.


RANDALL L. REAL


JENNIFER L. REAL

STATE OF ALABAMA)
JEFFERSON COUNTY)

11/22/1996-38626
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCO 14.50

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RANDALL L. REAL and JENNIFER L. REAL, 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 November, 1996.

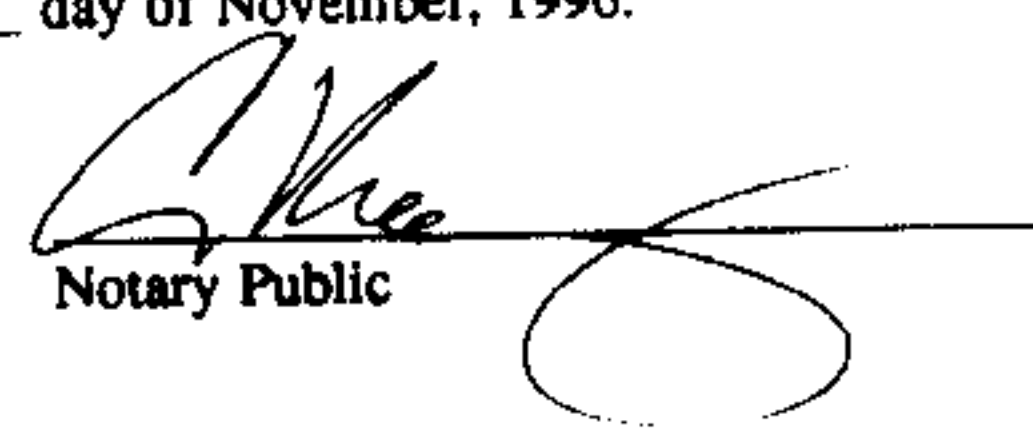

Notary Public

EXHIBIT "A"

From the true NW corner of the NW 1/4 of NE 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the true North boundary of said NW 1/4 - NE 1/4 a distance of 661.54 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 661.54 feet to the true NE corner of said NW 1/4 - NE 1/4; thence continue along said course a distance of 24.08 feet; thence turn 90 deg. 00 min. right and run 200.0 feet; thence turn 90 deg. 00 min. left and run 127.08 feet; thence turn 87 deg. 53 min. 51 sec. Right and run 1110.83 feet to a point on the true South boundary of the NE 1/4 - NE 1/4 of said Section 23; thence turn 91 deg. 42 min. 54 sec. right and run 150.82 feet to the true SE corner of the NW 1/4 - NE 1/4 of said Section 23; thence continue along the true South boundary of said NW 1/4 - NE 1/4 a distance of 664.91 feet; thence turn 88 deg. 44 min. 41 sec. right and run 1316.14 feet to the point of beginning of herein described parcel of land; also, a 60.0 foot easement for ingress and egress and utilities to-wit:

From the true NW corner of the NW 1/4 - NE 1/4 of Section 23, Township 19 South, range 1 West, run thence East along the true North boundary of said NW 1/4 - NE 1/4 a distance of, 661.54 feet; thence turn 88 deg. 21 min. 26 sec. right and run 886.14 feet to the point of beginning of the centerline of herein described easement; thence turn 98 deg. 01 min. 40 sec. right and run 202.93 feet along said easement centerline and the following course 29 deg. 31 min. 15 sec. left for 221.35 feet; 22 deg. 33 min. 15 sec. left for 122.92 feet; 16 deg. 09 min. 40 sec. left for 154.87 feet; 35 deg. 04 min. 45 sec. right for 68.76 feet; thence turn 64 deg. 43 min. 11 sec. left and run 72.02 feet along said easement centerline to a point of termination in the centerline of 60.0 foot easement for ingress and egress and utilities described by that certain recorded Inst. 1996-10930.

Also, a 60 foot easement for ingress & egress:
(See following page for description)

EXHIBIT "A" CONTINUED

Together with the following described easement:

60.0 Foot Easement for Ingress, Egress & Utilities
Centerline Description to-wit:

From the S.W. corner of the NE 1/4-NW 1/4 of Section 23, T19S-R1W, run thence East along the South Boundary of said NE 1/4-NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25' 49" left and run 99.24 feet along said easement centerline and the following courses; 06 deg. 03' 54" left for 104.89 feet; 12 deg. 24' 30" left for 175.59 feet; 10 deg. 38' right for 201.28 feet; 12 deg. 54' 55" right for 165.02 feet; 05 deg. 37' 50" left for 265.89 feet; 15 deg. 35' 30" right for 323.69 feet; 13 deg. 58' 30" left for 188.54 feet; 08 deg. 44' right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06' 49" left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49' 11" right for 141.23 feet; 12 deg. 33' 27" left for 110.76 feet; 20 deg. 34' 50" left for 169.50 feet; 15 deg. 05' 36" right for 86.16 feet; 36 deg. 33' 41" right for 166.53 feet; 29 deg. 09' 29" left for 97.38 feet; 14 deg. 44' 38" left for 198.02 feet; 16 deg. 40' 30" left for 276.22 feet; 34 deg. 30' 41" left for 274.24 feet to a point on the South boundary of the NW 1/4-NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14' 58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 deg. 53' 34" and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12' 30" left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4-NE 1/4 of Section 23, T19S-R1W; thence turn 180 deg. 00' right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47' 30" left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42' 42" right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35' 43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34' 50" left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00' right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17' 51" and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09' 45" and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36' 35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45' 20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51' 35" left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48' right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50' 46" right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00' right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50' 46" left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48' left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12' left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg. 03' 57" and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40' 50" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19' 01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy. #280 (80' R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.

Inst # 1996-38626

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