

31.0  
SEND TAX NOTICE TO:

(Name) Ingram D. Tynes

(Address) 33 Ridge Drive  
Birmingham, Alabama 35213

Inst # 1997-40394

This instrument was prepared by  
(Name) Cary Tynes Wahlheim, Attorney at Law  
(Address) Birmingham, Alabama 35203

Form 1-1-87 Rev. 1-86  
WARRANTY DEED—

STATE OF ALABAMA }  
Jefferson } COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and love and affection

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,  
or we, Bayard S. Tynes, Sr. and wife, Carolyn D. Tynes

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Ingram D. Tynes, an undivided one-fourth (1/4) interest

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

Sixty (60) acres, more or less, located south of that land previously deeded to the grantee on December 22, 1994, that lies south and west of Yellow Leaf Creek, not to include any improvements or real property

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12/11/1997-40394  
04:23 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
48.50

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 30th  
day of December, 1996.

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Bayard S Tynes (Seal)  
(Bayard S. Tynes, Sr.)  
Carolyn D. Tynes (Seal)  
(Carolyn D. Tynes) (Seal)

STATE OF ALABAMA }  
Jefferson } COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Bayard S. Tynes, Sr. and wife, Carolyn D. Tynes  
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 this 30th day of December, A. D. 1996

Carol Ann Fraser  
12-10-98 Notary Public.