

Send Tax Notice to:
Leatha L. Byers
L490 Hughes Road

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Columbiana, Ala 35051

1999-28431

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00), Love and affection and other good and valuable consideration, to the undersigned grantors, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

\$500.00

Simon Presley Byers and wife, Elizabeth D. Byers

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

Leatha L. Byers

(herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama; thence N 88 deg. 26' 35" West along the north line of said 1/4 1/4 section for a distance of 113.34 feet; thence South 01 deg. 33' 25" West for a distance of 632.14 feet to the point of beginning; thence South 04 deg. 44' 23" East for a distance of 152.44 feet; thence South 81 deg. 42' 52" West for a distance of 170.89 feet to the easterly right of way of Hughes Road; thence North 00 deg. 04' 08" East along the chord of a curve along said right of way for a distance of 170.32 feet; thence North 87 deg. 43' 18" East and leaving said right of way for a distance of 156.43 feet to the point of beginning. Said parcel of land contains 0.60 acres, more or less.

According to survey dated May 24, 1999, of Rodney Y. Shiflett, P.L.S. 21784.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of 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 as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of June, 1999.

Simon Presley Byers
Simon Presley Byers

Elizabeth D. Byers
Elizabeth D. Byers

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Simon Presley Byers and wife, Elizabeth D. Byers, 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 2nd day of June, 1999.

Jamie E. Culver
Notary Public

07/07/1999-28431
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00