

Send tax notice to:
Marty Byrom, LLC
2526 Valleydale Road, #100
Birmingham, AL 35244

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

Inst. # 2002-11765

03/12/2002-11765
09:42 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MSB
253.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Nine Thousand Two Hundred Ninety and no/100 Dollars (\$239,290.00) , in hand paid to the undersigned, Joyce A. Mizerany, a married person and Helen A. Hurst, a single person; (hereinafter referred to as the "Grantor") by Marty Byrom, L.L.C., (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the NW corner of said 1/4-1/4; thence 44 degrees 38 minutes 36 seconds right from the North line of said 1/4-1/4 and run Southeasterly for a distance of 858.99 feet to the Southeasterly right-of-way of Valleydale Road (80 foot right-of-way) said point also being the point of beginning; thence 0 degrees 10 minutes 23 seconds right and run Southeasterly for a distance 300.06 feet; thence 90 degrees 16 minutes 48 seconds left and run Northeasterly for a distance of 208.69 feet; thence 89 degrees 51 minutes 09 seconds left and run Northwesterly for a distance of 242.37 feet to the Southeasterly right-of-way of Valleydale Road; thence 75 degrees 50 minutes 28 seconds left to the tangent of a curve to the right, having an intersection angle of 1 degree 47 minutes 54 seconds and a radius of 2913.72 feet; thence run along the arc of said curve and said right-of-way Southwesterly for a distance of 91.45 feet; thence continue along the tangent of said curve and along said right-of-way Southwesterly for a distance of 124.48 feet to the point of beginning; being situated in Shelby County, Alabama.

Joyce A. Mizerany is a married woman. This is not nor ever has been the homestead of her or her spouse.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2002..
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will,

and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 8th day of March, 2002.

Joyce A Mizerany
JOYCE A MIZERANY

Heleen A Hurst
HELEN A. HURST

STATE OF ALABAMA
JEFFERSON COUNTY

}

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOYCE A MIZERANY AND HELEN A. HURST, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of March, 2002.

Shevel Early
Notary Public

[NOTARIAL SEAL]

My Commission expires: 05-19-04

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