

Value - \$ 320,000

20041019000577100 Pg 1/3 337.00
Shelby Cnty Judge of Probate, AL
10/19/2004 13:00:00 FILED/CERTIFIED

STATE OF ALABAMA

no mortgage

Send tax notices to:

SHELBY COUNTY

Marty Byrom, LLC

1871 Lake Ridge Road

Birmingham, Alabama 35216

Attention: Marty Byrom

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of Ten & No/100 Dollars (\$10.00) to the undersigned **CM O'NEILL, INC.**, an Alabama corporation (the "Grantor"), in hand paid by **MARTY BYROM, LLC**, an Alabama limited liability company (the "Grantee"), the receipt and sufficiency of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama more particularly described in **Exhibit A** attached hereto and made a part hereof (the "Property").

SUBJECT TO:

1. Ad valorem taxes for the current tax year that are not yet due and payable.
2. Right of way to Shelby County, recorded in Volume 177, Page 26 in the Probate Office of Shelby County, Alabama.
3. Title to any and all minerals of every kind and character, including, but not limited to, gas, oil, sand and gravel in, on or under the premises, together with all mining rights and other rights, privileges and immunities and release of damages relating thereto not owned by Grantor.

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor, by its representative, who is authorized to execute this Statutory Warranty Deed and to make this conveyance, has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below, but effective as of August 1, 2004.

GRANTOR

CM O'NEILL, INC.,
an Alabama non-profit corporation

By: Carol M. O'Neill
Name: Carol M. O'Neill
Title: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Carol M. O'Neill, whose name as President of CM O'Neill, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18th day of October, 2004.

R. Gail Davis
Notary Public

AFFIX SEAL

My commission expires: 1-27-06

Exhibit A

(Legal Description)

A parcel of land situated in the Northwest Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Quarter-Quarter Section, thence run West along the North line of said Quarter-Quarter Section for a distance of 408.09 feet to Riches' corner; thence turn an angle to the left of 91 degrees 25 minutes 00 seconds and run South 2 degrees 30 minutes East for a distance of 423 feet more or less to Valleydale Road right-of-way; thence turn an angle to the right of 47 degrees 51 minutes 00 seconds and run in a Southwesterly direction along said Valleydale Road for a distance of 306.50 feet to an iron pin found at the Easternmost corner of a tract of land sold to M.C. Crow by deed executed by H.M. Winslet and wife, Bessie Winslet, dated September 10, 1960, and recorded in Deed Book 213, on Page 159, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of 14 degrees 15 minutes and run in a Southwesterly direction along the Southeast side of said M.C. Crow property for a distance of 209.40 feet measured (210.00 feet deed) to an iron pin found at the Southernmost corner of said M.C. Crow property, said iron pin found being the point of beginning; thence turn an angle to the right of 104 degrees 33 minutes 28 seconds and run in a Northwesterly direction along the Southwest boundary of said M.C. Crow property and an extension thereof for a distance of 299.03 feet to an iron pin found; thence turn an angle to the left of 54 degrees 39 minutes 49 seconds and run in a Southwesterly direction for a distance of 189.27 feet to an iron pin found; thence turn an angle to the left of 129 degrees 06 minutes 03 seconds and run in a Southeasterly direction for a distance of 448.36 feet to an iron pin found on the right-of-way of Valleydale Road; thence turn an angle to the left of 103 degrees 31 minutes 32 seconds and run in a Northeasterly direction along said Valleydale Road for a distance of 130.88 feet to the point of beginning. Said parcel being the same property as described in deeds recorded in Deed Book 223, on Page 511, and Deed Book 235, on Page 882, in the Office of the Judge of Probate of Shelby County, Alabama.