

STATE OF ALABAMA )  
)  
SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of **Two Hundred Thousand & no/100 Dollars (\$200,000.00)** to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, Marty Byrom, LLC, an Alabama limited liability company (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **Michael G. Semon** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

**See Exhibit A attached hereto and incorporated herein by reference.**

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

**SUBJECT TO AND EXCEPT FOR:**

1. Ad Valorem Taxes for 2005, a lien but not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Right of Way to Shelby County as recorded in Volume 177, Page 26.
4. Encroachment by fence along Southwest lot line, as shown on survey by Lawrence D. Weygand, dated September 28, 2004.

NOTE: All of the above stated consideration was paid with the proceeds of a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to the said Grantee, his heirs and assigns forever.

**IN WITNESS WHEREOF**, the said Grantor by its member, Marty Byrom, who is authorized to execute this conveyance, has executed this instrument, this the 18 day of October, 2004.

**Marty Byrom, LLC**  
an Alabama limited liability company

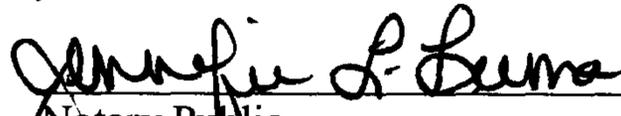
By: Marty Byrom  
Name: **Marty Byrom**  
Title: **Member**

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Byrom whose name as the member of **Marty Byrom, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 18 day of October, 2004.

  
Notary Public  
My Commission Expires: 10-2-08

THIS INSTRUMENT PREPARED BY:

James E. Vann  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, AL 35205  
(205) 930-5484

SEND TAX NOTICE TO:

Michael G. Semon  
2540 Valleydale Road  
Birmingham, Alabama 35244

## EXHIBIT A

### Legal Description of Property

Part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of the NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of said Section 16, run in a Westerly direction along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 408.09 feet to Riches' corner; thence turn an angle to the left of 91 degrees, 25 minutes and run in a Southerly direction for a distance of 423 feet, more or less, to the North right of way line of Valleydale Road; thence turn an angle to the right of 47 degrees, 51 minutes and run in a Southwesterly direction along the North right of way line of said Valleydale Road for a distance of 306.50 feet to an existing 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, Page 159, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 14 degrees, 15 minutes and run Southwesterly along the Southeast side of the M.C. Crow property for a distance of 209.40 feet to an existing 1 inch bolt being the Southernmost corner of the M.C. Crow property; thence continue in a Southwesterly direction along the Northwest right of way line of Valleydale Road for a distance of 18.0 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a Southwesterly direction along the Northwest right of way line of Valleydale Road for a distance of 112.89 feet to an existing 1 inch open top iron pin; thence turn an angle to the right of 103 degrees, 19 minutes, 23 seconds and run in a Northwesterly direction for a distance of 135.36 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 81 degrees, 42 minutes, 13 seconds and run in a Northeasterly direction for a distance of 66.68 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 5 degrees, 06 minutes, 39 seconds and run in a Northeasterly direction for a distance of 52.99 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 89 degrees, 33 minutes, 54 seconds and run in a Southeasterly direction for a distance of 63.28 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 16 degrees, 07 minutes, 43 seconds and run in a Southeasterly direction for a distance of 60.19 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.