Valle 5,000 -

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) SHELBY COUNTY)

20050317000121390 1/1 \$16.00 Shelby Cnty Judge of Probate, AL 03/17/2005 01:57:12PM FILED/CERT

Know All Men by These Presents, that in consideration of ONE and 99/100 Dollars (\$1.99) in hand paid by the grantees herein, the receipt whereof is acknowledged, We, ROBERT M. BYRD, JR. and wife, SYLVIA LEE BYRD, (herein referred to as grantors), grant, bargain, sell and convey unto BRYAN S.

FOCHTMANN and wife, STEPHANIE RENEE BYRD FOCHTMANN, as joint tenants with right of survivorship (grantees) the following described real estate, situated in Shelby County, Alabama;

Commence at an old iron pin locally accepted as the Southwest Corner of Section 33, Township 21 South, Range 3 West; thence S 90°00'00"E along the south line of said section a distance of 1391.40 feet to a 1" crimp pipe on the west right-of-way line of County Road No. 17, said point also being on a curve to the right having a central angel of 00°54'22" and a radius of 3859.60 feet; thence along the chord of said curve N 10°35'09"W and run a chord distance of 61.04 feet to a 5/8" rebar and also the Point of Beginning; thence continue along said curve with a central angle of 05°15'18" and a radius of 3859.60 feet; thence along the chord of said curve N 07°30'19" and run a chord distance of 353.86 feet to a 5/8" rebar; thence N 83°53'48"W and run 249.97 feet to a 5/8" rebar; thence N 81°37'43"W and run 363.84 feet to a 5/8" rebar; thence S 08°32'44" W and run 400.06 feet to a 5/8" rebar; thence S 83°15'43"E and run 296.23 feet to a 5/8" rebar; thence N 90°00'00"E and run 420.00 feet back to the Point of Beginning. Containing 5.78 acres, more or less.

Subject to any and all matters of public record.

TO HAVE AND TO HOLD to the said grantees with right of survivorship, their heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this day of

HOBERT M. BYRD, JR.

Sylvia Lee Byrd SYLVIALEE BYRD

Shelby County, AL 03/17/2005 State of Alabama

Deed Tax:\$5.00

STATE OF ALABAMA SHELBY COUNTY

I, Mary Ann Pike, a Notary Public in and for said county, in said State, hereby certify that ROBERT M. BYRD, JR. and wife, SYLVIA LEE BYRD, 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 28th

day of Library 200

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Jan 31, 2009 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public

Send tax notice to: BRYAN S. FOCHTMANN, 13284 Highway 17, Montevallo, Alabama 35115