

**WARRANTY DEED
TENANTS IN COMMON**


20070702000310890 1/3 \$375.00
Shelby Cnty Judge of Probate, AL
07/02/2007 02:14:25PM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
WILLIAM C BYARS

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

(Name)

45 Cross Creek Park
Birmingham, AL 35213

(Address)

STATE OF **ALABAMA**
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED FIFTY EIGHT THOUSAND dollars (\$358,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), FREDERICK M. EPSMAN and EDNA J. EPSMAN, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey SIXTY SIX AND ONE HALF PERCENT (66.5%) INTEREST IN THE BELOW DESCRIBED PROPERTY unto THE ESTATE OF WILLIAM G. BYARS and THE REMAINING THIRTY THREE AND ONE HALF PERCENT (33.5%) INTEREST IN THE BELOW DESCRIBED PROPERTY unto THE SAMUEL C. BYARS SPECIAL NEEDS TRUST AS TENANTS IN COMMON (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that

Shelby County, AL 07/02/2007
State of Alabama

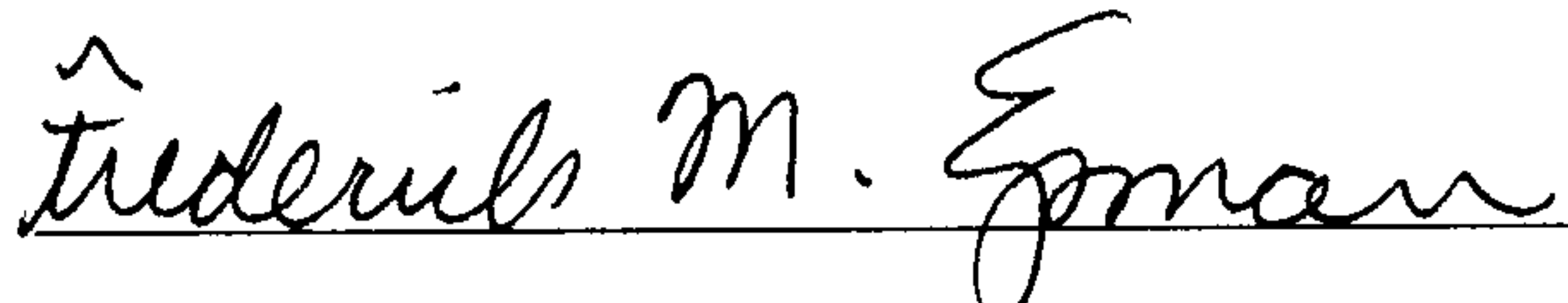
Deed Tax: \$358.00

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we (I) will and our (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, 05/31/07.

 (Seal)
FREDERICK M. EPSMAN

 (Seal)
EDNA J. EPSMAN

STATE OF ALABAMA

COUNTY OF Shelby

General Acknowledgment

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that FREDERICK M. EPSMAN and EDNA J. EPSMAN, 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 05/31/07.



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb. 7, 2009

Exhibit A

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A Parcel of land situated in Fractional Section 23, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of above said Section 23; thence N00°16'05"E, a distance of 1,500.50' to the POINT OF BEGINNING; thence N88°26'50"E, a distance of 378.31'; thence S01°30'51"E, a distance of 718.25'; thence N49°45'55"E, a distance of 122.68'; thence S38°20'37"E, a distance of 209.73' to a point of the Northwesterly R.O.W. line of Shelby County Highway 71, 80' R.O.W., said point also being the beginning of a curve to the right, having a radius of 2,036.51, a central angle of 03°26'18", and subtended by a chord which bears N54°23'18"E and a chord distance of 122.19'; thence along the arc of said curve and said R.O.W. line, a distance of 122.21'; thence N56°06'27"E and along said R.O.W. line, a distance of 731.85'; thence N00°27'02"W and leaving said R.O.W. line, a distance of 820.24' to a point on the Southwesterly R.O.W. line of CSX Transportation Railroad, 100' R.O.W.; thence N69°17'05"W and along said R.O.W. line, a distance of 1,479.51'; thence S01°09'37"E and leaving said R.O.W. line, a distance of 1,031.15'; thence N88°26'50"E, a distance of 41.69' to the POINT OF BEGINNING.

Said Parcel containing 36.79 acres, more or less.