

THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Bayard Shields Tynes, Jr., et al.


2308 Brook Manor

Birmingham, AL 35223

WARRANTY DEED

Shelby County, AL 12/26/2012
State of Alabama
Deed Tax: \$53.00

**STATE OF ALABAMA
SHELBY COUNTY**


20121226000493000 1/2 \$70.00
Shelby Cnty Judge of Probate, AL
12/26/2012 02:14:50 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One and no/100 Dollar (\$1.00) and Gift**, the Total Market Value of which is \$53,000.00, according to the appraisal records on file in the Office of the Shelby County Property Tax Commissioner at the time of the execution of this instrument, to the undersigned Grantors, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I,

Bayard S. Tynes, a single man
whose mailing address is 2313 Lane Park Road, Birmingham, AL 35223

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey an undivided one-fourth interest unto each of my following named children:

Bayard Shields Tynes, Jr. (2308 Brook Manor, Birmingham, AL 35223)
Ingram Dickinson Tynes (3240 Sterling Road, Mountain Brook, AL 35213)
Norman Blair Tynes (2428 Park Lane South, Mountain Brook, AL 35213)
Cary Dickinson Wahlheim (29 Peachtree Street, Mountain Brook, AL 35213)

(herein referred to as GRANTEES) the following described real estate, situated in Shelby County, Alabama, to-wit:

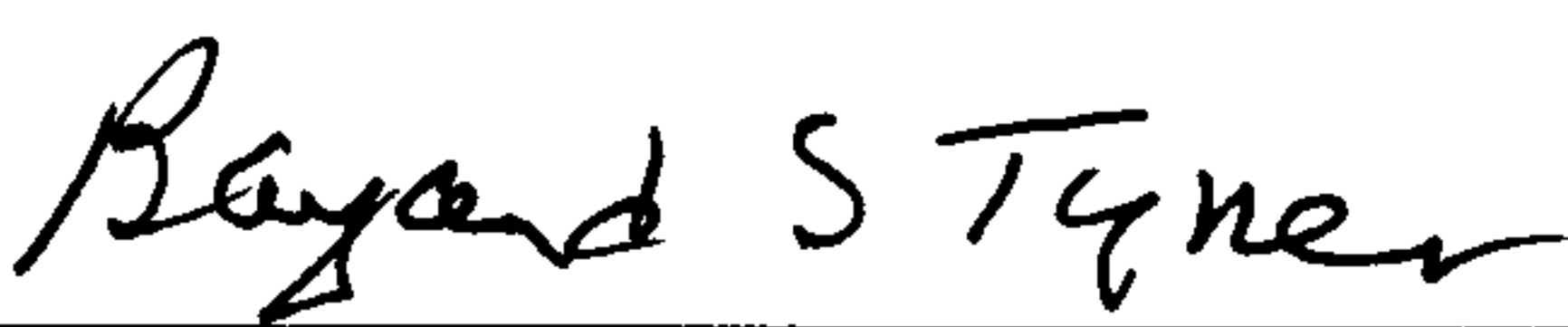
Twenty-five (25) acres, more or less, being all of the contiguous property which is owned by Grantor which remains in the ownership of Grantor out of original tract recorded in Deed Book 296 Page 328 in the Office of the Judge of Probate of Shelby County, Alabama, and otherwise described as Parcel 17 4 18 0 000 004.000 in the records of the Office of the Property Tax Commissioner of Shelby County, Alabama.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES his, her, or 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 12
day of December, 2012.



_____(SEAL)
Bayard S. Tynes

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bayard S. Tynes**, a single man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of December, 2012.

Codie Ann Gallup (SEAL)
Notary Public


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