

This instrument was prepared by

(Name) Eric L. Carlton, Attorney at Law

(Address) 1600 Bank for Savings Building, Birmingham, Alabama 35203

Form 1-1-A Rev. 5-79

CORPORATION FORM WARRANTY DEED--LAWYERS TITLE INS. CORP. BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Two Thousand Three Hundred Forty and 87/100----- DOLLARS, (\$42,340.87), plus assumption of mortgage described below partnership to the undersigned grantor, INVESTMENTS INTERNATIONAL, an Alabama general/ ~~corporation~~ in hand paid by ROBINWOOD, INC., a corporation the receipt of which is hereby acknowledged, the said INVESTMENTS, INTERNATIONAL does by these presents, grant, bargain, sell and convey unto the said ROBINWOOD, INC. the following described real estate, situated in Shelby County, Alabama:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to the lien for ad valorem taxes due October 1, 1985, and easements and rights way of record.

By acceptance hereof, GRANTEES assume and agree to pay and perform all obligations coming due under that certain Mortgage in favor of M.S. McGehee and Louise A. McGehee, recorded in Mortgage Book 427, page 166, in the Probate Office of Shelby County, Alabama, and the indebtedness thereby secured, it being agreed that said indebtedness has an outstanding principal balance of \$14,659.13.

By acceptance hereof, GRANTEES agree and acknowledge that no warranty is given as to the condition of the above-described property, and that the same is conveyed on an AS-IS basis.

TO HAVE AND TO HOLD, To the said ROBINWOOD, INC., its successors

and assigns forever.

And said INVESTMENTS INTERNATIONAL and assigns, covenant with said

does for itself, its successors

ROBINWOOD, INC., its successors

and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

ROBINWOOD, INC., its successors

and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said INVESTMENTS INTERNATIONAL

by its

Managing Partner ~~President~~, E.S. Robinson has hereto set its signature and seal, this the

, who is authorized to execute this conveyance, day of June, 1985.

ATTEST:

INVESTMENTS INTERNATIONAL

By E.S. Robinson
E.S. Robinson
Managing Partner

~~Secretary~~

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, LAURETTA G. CLIFTON a Notary Public in and for said County, in said State, hereby certify that E.S. Robinson whose name as ~~Specified~~ Managing Partner of INVESTMENTS INTERNATIONAL, a partnership ~~corporation~~ 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 officer and with full authority, executed the same voluntarily for and as the act of said ~~corporation~~ partnership.

Given under my hand and official seal, this the

day of

June
Lauretta G. Clifton
Notary Public
Shelby County, Alabama

EXHIBIT A

A parcel of land situated in the SE 1/4 of NW 1/4 of Section 21, Township 22 South, Range 3 West, in the Town of Montevallo and more exactly described as follows: Begin at the intersection of the Northwest limits of Lyman's Addition to the Town of Montevallo with the Southwest boundary of Moody Street; thence at an angle of 90 deg. 00 min. to the left of said boundary of Moody Street proceed 110.58 feet; thence at an angle of 52 deg. 04 min. to right a distance of 43.4 feet; to the point of beginning of said lot; thence proceed in the same straight line a distance of 49.25 feet; thence at an angle of 90 deg. 55 min. to the left a distance of 169.1 feet; thence at an angle of 59 deg. 00 min. to the left a distance of 118.42 feet; thence at an angle of 82 deg. 09 min. to the left a distance 83.1 feet; thence at an angle of 90 deg. 00 min. to the left 50.0 feet; thence at an angle of 90 deg. 00 min. to the right a distance of 57.6 feet; thence at an angle of 87 deg. 49 min. to the left a distance of 134.6 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 SEP 19 PM 4:27

Thomas A. [Signature]
JUDGE OF PROBATE

Deed TAX \$2.50
Rec 5.00
Ind 1.00

\$8.50