

SEND TAX NOTICE TO:

(Name) David W. Hamilton

(Address) 3832 Brook Hollow Lane
Birmingham, Alabama 35243

This instrument was prepared by

(Name) Eric L. Carlton, Attorney at Law

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

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY-FOUR THOUSAND AND NO/100 (\$84,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, EWELL S. ROBINSON and MEL D. ROBINSON, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto FIRST ALABAMA BANK AS TRUSTEE FOR DAVID HAMILTON IRA ACCOUNT NO. 41-38870-02

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the intersection of the North line of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and the East line (New) of U.S. Highway 31 (Tangent Projected); thence run in a Southeasterly direction along said East line and said projection a distance of 1859.95 feet to the Point of Beginning of parcel herein described; thence an angle left of 90 degrees and run in a Northeasterly direction a distance of 150 feet; thence an angle right of 90 degrees and run in a Southeasterly direction and parallel to said Highway a distance of 115.0 feet; thence an angle right of 90 degrees and run in a Southwesterly direction a distance of 150 feet to a point on the East line of said Highway; thence 90 degrees right and run in a Northwesterly direction along said East line a distance of 115.0 feet to the Point of Beginning.

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, WE have hereunto set OUR hands(s) and seal(s), this 6 day of January, 1986.

(Seal)

(Seal)

(Seal)

Ewell S. Robinson (Seal)
EWELL S. ROBINSON

Mel D. Robinson (Seal)
MEL D. ROBINSON

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Eric Lowell Carlton, a Notary Public in and for said County, in said State, hereby certify that Ewell S. Robinson and Mel D. Robinson whose name s 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 6 day of January, 1986.

Eric Lowell Carlton
Notary Public

BOOK 056 PAGE 196

EXHIBIT A

SUBJECT TO:

1. The lien for ad valorem taxes due October 1, 1986.
2. Lease from Ewell S. Robinson to United States Postal Service recorded at Deed Book 299, page 449.
3. Right of way to Alabama Power Company recorded at Deed Book 248, page 842 and Deed Book 242, page 952.
4. Easements to Plantation Pipeline Company recorded at Deed Book 112, page 217 and Deed Book 254, page 323.

BY ACCEPTANCE HEREOF, Grantor agrees that the above property is conveyed on an AS-IS basis.

BOOK 056 PAGE 197

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

1986 JAN -8 AM 8:10

T. Thomas A. Sherrill, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>84.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>90.00</u>