

This instrument prepared by:  
John N. Randolph, Attorney  
Slote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
John Brian Robuck

\_\_\_\_\_  
\_\_\_\_\_

No representation is made as to the validity of the title conveyed or the accuracy of the legal description set out below.

**WARRANTY DEED**

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Thirty-Two Thousand Five Hundred and 00/100'S \*\*\* (\$32500.00) Dollars** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **James H. Walker, M.D., unmarried** (herein referred to as grantor) do grant, bargain, sell and convey unto **John Brian Robuck** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 134, according to the Survey of Fourth Addition Riverchase West, as recorded in Map Book 7, page 156, in the Probate Office of Shelby County, Alabama.

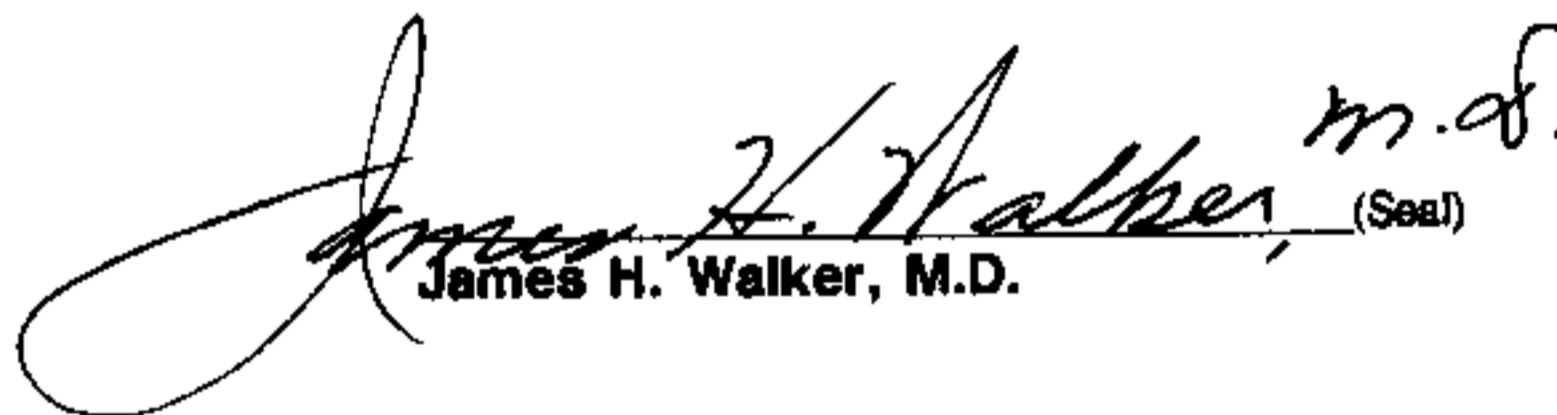
Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 10 foot Drainage Easement on North and Recreational and 10 foot Sanitary Sewer Easement on North, as shown by recorded Map.
3. Restrictions as shown by recorded Map.
4. Restrictions appearing of record in Volume 350, page 905 and Misc. Volume 14, page 536 and amended by Misc. Volume 17, page 550 and by Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Misc. Volume 32, page 207, in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power Company recorded in Misc. Volume 32, page 213, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.

To have and to hold, unto the said Grantee(s), his/her/their heirs, successors and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his/her 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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of July, 1994.

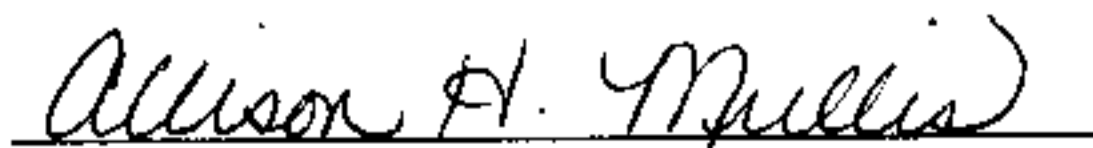
  
James H. Walker, M.D. (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

07/28/1994-23675  
02:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 41.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Walker, M.D., unmarried 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 1994.

  
Notary Public MY COMMISSION EXPIRES JUNE 22, 1997  
Affix Seal

Inst. # 1994-23675