

Send Tax Notice To:
Mark D. Robinson
731 Middle Street
Montevallo, Alabama 35115

This instrument was prepared by:
James W. Fuhrmeister
Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

\$168,000.⁰⁰

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, University Investments, a dissolved Alabama General Partnership (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto Mark D. Robinson, a married man, (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See attached Exhibit A.

Subject to:

1. General and special taxes or assessments for 2001 and subsequent years not yet due and payable.
2. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we 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.

Inst # 2001-07611

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SHELBY COUNTY JUDGE OF PROBATE
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EXHIBIT A

PARCEL VI:

A part of Lot No. 21, in the Town of Montevallo, according to the original plan of said town as the same is recorded in the Probate Office of Shelby County, Alabama; which part hereby described is particularly described and bounded by the following metes and bounds to wit:

Beginning at a point on the Southwest margin of Middle Street which is 200 feet Northwest of the Easternmost corner of said Lot No. 21, measuring along said margin of Middle Street; thence continue Northwest along the Southwest margin of Middle Street a distance of 12 1/2 feet; thence running Southwest, perpendicular to said Middle Street a distance of 75 feet; thence southeast, parallel with said Middle Street, a distance of 62 1/2 feet; thence Northeast parallel to Valley Street and to Main Street a distance of 75 feet to the Southwest margin of said Middle Street; thence Northwest along the Southwest margin of Middle Street a distance of 50 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL VII:

Part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 22 South, Range 3 West in the Town of Montevallo, Shelby County, Alabama, more particularly described as follows:

Begin at the intersection of the Southwest boundary of Moody Street with the Northwest limits of Lyman's Addition to Montevallo, thence in a Northerly direction in the line with the Northwest boundary of Moody Street a distance of 125.42 feet; thence at an angle of 51°07' to the right a distance of 39.5 feet; thence at an angle of 90° to the left a distance of 56.3 feet, at an angle of 90° to the left a distance of 174.9 feet; thence at an angle to the right of 90° a distance of 130.0 feet to the East boundary of King Street; thence at an angle of 90° to the left and along the East boundary of King Street, a distance of 161.08 feet to the point of beginning; thence continue along the East line of King Street a distance of 272 feet; thence at an angle of 51°07' to the left a distance of 61.66 feet; thence at an angle of 90° to the left a distance of 276.9 feet; thence at an angle of 97°51' to the left a distance of 118.42 feet; thence at angle of 59° to the right a distance of 35 feet; thence at an angle of 90° to the left 121.95 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL VIII:

A lot or parcel of land in the City of Montevallo, Shelby County, Alabama, lying and being in the SW¼ of the NE¼, Section 21, Township 22 South, Range 3 West, particularly described as follows: From the Southeast corner of the said SW¼ of NE¼ of Section 21, run North along the East line of said SW¼ of NE¼ a distance of 882.63 feet; thence North 88 degrees 50 minutes West for 970.79 feet to the point of beginning and Northeast corner of herein described property; thence from said point of beginning, continue North 88 degrees 50 minutes West for 118 feet to the East right of way of the Montevallo-Siluria Road; thence South along said East right of way for 98 feet to the North line of a paved city street; thence Easterly along said North line of street for 115 feet; thence run North 03 degrees 30 minutes West for 93.36 feet to the Point of beginning.

LESS AND EXCEPT:

Commence at the point of intersection of the east right-of-way line of Alabama Highway 119 with the North right-of-way line of Overland Road; thence run easterly along said North right-of-way line of said Overland Road for a distance of 260.00 feet to a point in a ditch, being the point of beginning of the parcel of land herein described; thence continue easterly along said right-of-way line for 55.00 feet to a point; thence turn an angle of 94 degrees 44 minutes 22 seconds to the left and run northerly 93.36 feet to a point; thence turn an angle of 84 degrees 59 minutes 48 seconds to the left and run westerly 30.00 feet to a point in ditch; thence turn and angle of 94 degrees 40 minutes 09 seconds to the left and run along said ditch for 45.92 feet; thence turn an angle of 28 degrees 06 minutes 46 seconds to the right and continue along said ditch for 51.77 feet to the point of beginning. Said parcel of land is lying in the SW¼ of the NE¼, Section 21, Township 22 South, Range 3 West.

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