

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Robin Construction, LLC
PO Box 25
Wilsonville, AL 35184

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Twelve Thousand and 00/100 (\$12,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Elizabeth W. Borders Pedri, a married individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Robin Construction, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 11, Block A, according to the Survey of Riverview Subdivision, as recorded in Map Book 4 page 63 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

Elizabeth W. Borders Pedri and Elizabeth W. Borders are one and the same person.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 10th day of October, 2007.

Elizabeth W. Borders Pedri
Elizabeth W. Borders Pedri

Shelby County, AL 10/11/2007
State of Alabama

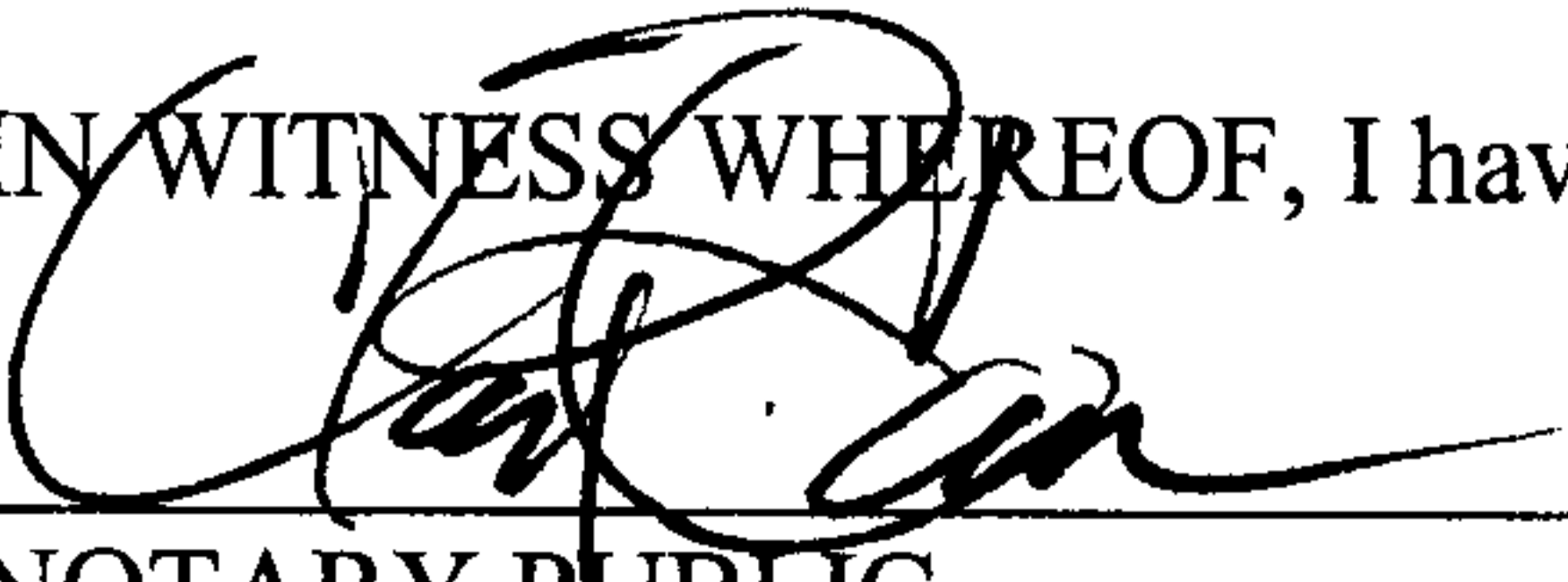
Deed Tax: \$12.00

STATE OF ALABAMA)
COUNTY OF SHELBY)


20071011000472780 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
10/11/2007 08:40:06AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elizabeth W. Borders Pedri, a married individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of October, 2007.


NOTARY PUBLIC
My Commission Expires: 12/28/10

M.G.