

THIS INSTRUMENT PREPARED BY: 774
NAME James F. Burford, III
Suite 2900
ADDRESS 300 Vestavia Office Park
Birmingham, AL 35216

Send Tax Notice To:
DAVID B HOLDER & JAMES R. POTTS
1569 MONTGOMERY HIGHWAY
BIRMINGHAM, AL 35216

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$9,956.00 Equity

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LELLARD OGILVIE ROBINSON, JR., and wife, LORENA CASTLEBERRY ROBINSON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

DAVID B. HOLDER and JAMES R. POTTS,

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

Lot 31, according to Lacoosa Estates, as shown on plat recorded in Map Book 5, Page 35 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1984 and thereafter. (2) Restrictions, covenants, and conditions as set out in instrument recorded in Deed Book 254, Page 16 in Probate Office. (3) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126, Page 107, Deed Book 167, Page 107, and Deed Book 277, Page 156 in Probate Office. (4) Easement to Alabama Power Company as shown by instrument recorded in Deed Book 248, Page 117 in Probate Office. (5) Right-of-Way granted to Shelby County by instrument recorded in Deed Book 227, Page 154 in Probate Office. (6) Rights of Alabama Power Company acquired in condemnation procedure in 1912 as shown by Final Record 7, Page 1 in Probate Office. (7) Agreement entered into between L. D. Hand and wife and Alabama Power Company shown in Deed Book 48, Page 565 and in instruments recorded in Deed Book 48, Page 337 and in Deed Book 57, Page 102 in the Probate Office and in Deed Book 48, Page 565 in Probate Office. (8) Agreement with Alabama Power Company recorded in Deed Book 242, Pages 378, 379, and 380 in Probate Office. (9) Reservation for canal construction together with other rights and restrictions as shown in Deed Book 329, Page 453 in Probate Office.

The grantees herein expressly assume and agree to pay that certain Mortgage from Lellard Ogilvie Robinson, Jr. and wife, Lorena Castleberry Robinson to W. A. Henke dated October 24, 1980 and recorded in Mortgage Book 407, Page 124.

\$8,456.00 of the equity consideration recited herein was derived from a purchase money 2nd mortgage executed simultaneously herewith.

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 GRANTEEES, their heirs and assigns, that I (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 GRANTEEES, 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 8th day of August, 1984.

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

1984 AUG 13 AM 11:33

453.894

JUS

Deed to - 150
Rec. 250
100
500

LELLARD OGILVIE ROBINSON, JR. (Seal)

LORENA CASTLEBERRY ROBINSON (Seal)

Lorena Castleberry Robinson (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that Lellard Ogilvie Robinson, Jr. and wife, Lorena Castleberry Robinson, whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, A. D., 1984.