

This instrument was prepared by

This Form furnished by:

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124



Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED

1226

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ---EIGHTEEN THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$18,500.00)

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

ROBERT L. ROBINSON, a married man,

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

NICHOLAS B. ERBEN, an unmarried man,

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

Lot 9, Sector "B", according to the Map of "The Homestead", as recorded in Map Book 8, Page 167, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, rights-of-way, restrictions, permits and agreements of public record.

Subject to restrictions and covenants of Seller, a copy of which is hereby acknowledged.

Less and except mineral and mining rights, oil and gas rights and all rights incidental thereto.

This is a Statutory Warranty Deed.

The property herein conveyed does not constitute the homestead of the Grantor herein.

\$16,500.00 of the purchase price recited above was paid from a mortgage loan closed 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th
day of January, 19 85

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

(SEAL)

Robert L. Robinson

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Robert L. Robinson, a married man,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, 19 85