

SEND TAX NOTICE TO:

(Name) Frankie Roberson

(Address) P.O. Box 1454
Columbiana, Ala. 35051

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETEEN THOUSAND AND NO/100 (\$19,000.00) DOLLARS

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

Thomas Poe and wife, Josephine Poe

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

Frankie Roberson

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

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24, Range 15 East; thence run in an Easterly direction along the North line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, said Section for a distance of 997.2 feet; thence turn a deflection angle of 118 deg. 47' right and run for a distance of 240.0 feet along the East right of way of the County Road to a point, said point being the point of beginning; thence continue along the same course and along the East right of way of said County Road a distance of 100 feet; thence turn a deflection angle of 109 deg. 20' left and run a distance of 200 feet; thence run in a Northerly direction a distance of 97 feet to an iron stob on the South line of a public street, said point being 188 feet East of the point of beginning; thence run in a Westerly direction, parallel with the South line of the parcel herein described, a distance of 188 feet and along the South line of said public street to the point of beginning. Situated in Shelby County, Alabama.

Subject to visible easements and any other easements and rights of way of record, and subject to Purchase Money Mortgage in the amount of \$17,500.00.

The grantee agrees to pay 1986 ad valorem taxes on said property which will become due and payable on October 1, 1986.

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 GRANTEES, 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 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 GRANTEES, 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 30th day of January, 1985.

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

1987 DEC -1 AM 10:13

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

2. Mtg. Tax

3. Recording Fee

4. Indexing Fee

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Poe and wife, Josephine Poe, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 1986.