

This instrument was prepared by:
(Name) VALLEYDALE REALTY COMPANY
(Address) 4525 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35242

Send Tax Notice to:
(Name) KENNETH W. ROBUCK
(Address) 937 RIVER HAVEN CIRCLE
BIRMINGHAM, ALABAMA 35244

CORPORATION FORM WARRANTY DEED

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

That in consideration of THIRTY THREE THOUSAND AND NO/100 (\$33,000.00) DOLLARS
to the undersigned grantor, JAMESWOOD DEVELOPMENT INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto KENNETH W. ROBUCK AND WIFE CATHERINE M. ROBUCK

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA

TO WIT:

LOT 34, ACCORDING TO THE SURVEY OF JAMESWOOD THIRD SECTOR AS RECORDED IN MAP BOOK 11, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA: BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO TAXES, EASEMENTS AND RESTRICTIONS OF RECORD.

SINK HOLE PRONE AREAS

THE SUBDIVISION SHOWN HERON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE MEMBERS THEROF, AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATION WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. AREAS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY. THERE IS NO VISIABLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal, President, who is

this the 17 day of March, 19 89

ATTEST: 1. Dead Tax \$ 33.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 2.00
Total 37.50

By Elbert E. Fulmer
ELBERT E. FULMER President

STATE OF ALABAMA }
SHELBY County } **89 APR 17 AM 8:41**
I CERTIFY THIS INSTRUMENT WAS FILED

I, JAMES RAY MARTIN a Notary Public in and for said County, in said State,
hereby certify that ELBERT E. FULMER JUDGE OF PROBATE

whose name as THE President of JAMESWOOD DEVELOPMENT INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 17 day of MARCH, 19 89

Pritchard, M. Call
MY COMMISSION EXPIRES 2/9/91

James Ray Martin
Notary Public
JAMES RAY MARTIN

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