

SEND TAX NOTICE TO:

(Name) Victor A. Binkerd
(Address) P.O. Box 128
Shelby, AL 35143

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-21 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Love and Affection and One Dollar (\$1.00) and the grantee's agreement for Roy T. Binkerd to have a right of first refusal, as set forth herein,

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

Sandra E. Binkerd Bridenbaugh, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto my son, Victor A. Binkerd

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

Lots 1 through and including 7, in Block 6, Lots 1 through and including 7 in Block 7; Lot 1 in Block 14; Lot 1 in Block 15; according to survey of Christian's Addition to Shelby, Alabama, as recorded in Deed Book 13, page 431, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO the express condition and provision that the grantee shall not sell, mortgage, or otherwise convey said property, nor any part thereof, without first granting the grantor's other son (who is also the brother of the grantee), namely, Roy T. Binkerd, what is commonly known as the "right of first refusal" on said property, and said grantee hereby agrees that if he sells, mortgages, or otherwise conveys said property, or any part thereof, during his lifetime, he will give and grant said Roy T. Binkerd the right and option to purchase the same for the same price, and on the same terms and conditions, as the grantee would offer said property for conveyance to any other person or entity.

The above described property constitutes no part of the homestead of grantor or her spouse.

Grantor warrants that her late husband, namely, John Elliott Binkerd, is now deceased.

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 4th day of October, 1990

Deed TAX \$0
Rec 2.50
Jud 3.00
Cut 1.00
7.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 OCT -4 PM 4:02

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

Sandra E. Binkerd Bridenbaugh
(Sandra E. Binkerd Bridenbaugh)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra E. Binkerd Bridenbaugh 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October, A. D., 1990.

Lannie Braster
Notary Public.