

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Michael J. Roman, Attorney

(Address) 900 City Federal Building, Birmingham, Alabama 35203

Form 1-1-81 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and No/100 Dollars (\$205,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,
Gregory W. O'Dell and wife, Debara Anna Denton O'Dell

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

Robert Michael Arnold

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

Lot 3, Block 2, according to the survey of Indian Valley, Fourth Sector as recorded in Map Book 5, Page 99 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. 1991 Ad Valorem taxes due and payable 10/1/91.
2. Building setback line of 35 feet reserved from Indian Valley Road as shown by plat.
3. Public utility easements as shown by recorded plat, including a 30 foot drainage easement on the right half of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 1, page 207 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 102 page 55; Deed Book 119 page 297; Deed Book 102 page 53; and Deed Book 103 page 43; and Deed Book 107 page 121 in Probate Office.
6. Right(s)-of-Way granted to Alabama Power Company and Southern Bell Telephone and Telegraph by instrument(s) recorded in Deed Book 275 page 226 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 181 page 385 in Probate Office.
8. Rights of riparian owners in and to the use of Acton Creek.
9. Subject to easement to The Five T's, Inc. as recorded in Deed Book 279 page 487 in the Probate Office.
10. Subject to flooding of Acton Creek as shown by recorded plat.

TO HAVE AND TO HOLD to the said grantees, 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 and seal(s), this 28th day of May, 1991

(Seal)

(Seal)

(Seal)

Gregory W. O'Dell (Seal)
Debara Anna Denton O'Dell (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory W. O'Dell and wife Debara Anna Denton O'Dell husband of Debara Anna Denton O'Dell 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 he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 28th day of May, A. D., 1991

BOOK 348 PAGE 628

STATE OF Florida
 COUNTY OF Okaloosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debera Ann Denton O'Dell, wife of Gregory W. O'Dell, 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 28th day of May, 1991.

Prima B. Donaldson
 NOTARY PUBLIC
 NOTARY PUBLIC STATE OF FLORIDA
 MY COMMISSION EXPIRES FEBRUARY 14, 1994

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

91 JUN 17 PM 12:27

[Signature]
 JUDGE OF PROBATE

1	Doc. Tax	50.00
2		
3		5.00
4		3.00
5		1.00
6		
TOTAL		59.00

BOOK 348 PAGE 629

RETURN TO:

 TO

WARRANTY DEED

STATE OF ALABAMA,

 County.

 Judge of Probate
 LAWYERS TITLE INSURANCE
 CORPORATION
 Title Insurance
 BIRMINGHAM, ALA.
 DEED TAX \$ _____
 RECORDED FEE \$ _____
 TOTAL \$ _____