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THIS DEED PREPARED WITHOUT EVIDENCE OF TITLE.

THIS INSTRUMENT PREPARED BY:

W. Clark Watson, Attorney at Law
900 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

SEND TAX NOTICE TO:

✓ Jack G. Levine
P. O. Box 380773
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

*Full consideration paid
by Mortgage & paid
simultaneously.*

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by JACK G. LEVINE, JR., (herein referred to as GRANTEE), the receipt whereof is acknowledged, DONALD M. ROMANO, a married man (herein referred to as GRANTOR) does grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama, to-wit:

Tract No. 1, according to the Map of D. N. Lee Estates as per map recorded in Map Book 3, Page 115, in the Probate Office of Shelby County, Alabama, except that part conveyed to Ann Little Lee by deed dated October 11, 1951, and recorded in Deed Book 148, Page 470, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: A strip of land of the uniform width of 80 feet, evenly off the North side of Tract numbered 1, in the Survey of D. N. Lee Estate, made by W.R. Walker, Surveyor, on August 2, 1951, and which will be filed for record in the Probate Office of Shelby County, Alabama; also all of a triangular part of said Tract Numbered 1 which lies East of Valley Road, as shown on map, and North of the South line of Tract Numbered 2-A, if extended in the same course and Northwesterly to the said Valley Road, situated in the SE 1/4 of SW 1/4 of Section 29, Township 18 South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the current year.
2. Existing easements, restrictions, rights of way, reservations, conditions, limitations, if any, of record.
3. That certain mortgage to Evelyn Baker in the approximate amount of \$251,773.98, said mortgage recorded in Book 213, Page 806, in the Probate Office of Shelby County, Alabama, which mortgage the GRANTEE does hereby assume.

Subject property herein does not constitute the homestead of the grantor, nor the grantor's spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

BOOK 385 PAGE 585

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
2nd day of January, 1992.

Donald M. Romano
DONALD M. ROMANO

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD M. ROMANO, 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 2nd day of January, 1992.

Melissa H. Cook
NOTARY PUBLIC

[SEAL]

My Commission Expires: 8/13/94

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

92 JAN 28 AM 11:56

James H. Montgomery
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 10.00