

WARRANTY DEED

SEND TAX NOTICE TO:

B. W. Roberts

3837 Kinross Drive

Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Claude McCain Moncus, Esq.

CORLEY, MONCUS & WARD, P.C.

2100 SouthBridge Parkway

Suite 650

Birmingham, Alabama 35209

(205) 879-5959

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty Six Thousand and 00/100*****Dollars

(\$ 236,000.00) to the undersigned Grantor or Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Richard F. Loehn, III and Charlotte D. Loehn, husband & wife, (herein referred to as Grantors) do grant, bargain, sell and convey unto B. W. Roberts, an unmarried person

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 324, according to the survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and Ad Valorem taxes for the year 1993, which said taxes are not due and payable until October 1, 1993. \$100,000.00***** of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with said Grantee(s), his/her/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 heirs, executors and administrators shall, warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

Inst # 1993-10672

04/19/1993-10672
11:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 145.00

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IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 29th day of Dec, 1992.

Richard F. Loehn, III (Seal)
Richard F. Loehn, III

Charlotte D. Loehn (Seal)
Charlotte D. Loehn

State of ~~Alabama~~ Louisiana
~~Shelby County~~ Parish of Orleans

I, the undersigned, a Notary Public, in and for said County,
in said State, hereby certify that Richard F. Loehn, III and
Charlotte D. Loehn, husband & wife, whose name(s) is/are signed to
the foregoing conveyance, and who is/are known to me, acknowledged
before me on this day that, being informed of the contents of the
foregoing, he/she/they executed the same voluntarily on the day the
same bears date.

Given under my hand this the 29th day of Dec, 1992.

Richard Loehn
Notary Public

(SEAL)

My commission expires: Dec 31, 1994

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c:\cmm\deed.pkg\10-92

02/19/1993-10672
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002 NET 145.00