

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Little River Service Co., Inc.
(Name) _____
Rt. 1, Box 217
(Address) _____
Brierfield, AL 35035

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

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

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I ~~or~~ we,
Robert W. Barone and wife, Kathleen Barone

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Little River Service Co., Inc., an Alabama Corporation

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

Lot 6, Block 1, according to the Survey of Hidden Valley Estates, as recorded in
Map Book 6 page 36, in the Office of the Judge of Probate of Shelby County, Alabama;
being situated in Shelby County, Alabama.

SUBJECT TO:

- Property taxes for 1993 and subsequent years.
- Mineral and mining rights are not insured.
- Building setback line of 50 feet reserved from Hidden Valley Drive as shown by plat.
- Restrictions, covenants and conditions as set out in instrument recorded in Misc.
Book 9 pages 720 and 879 in the Probate Office.
- Easement to The Water Works & Sewer Board of the Town of Montevallo as shown by
instrument recorded in Deed Book 274 page 666 in Probate Office.
- Agreement with Alabama Power Company as to underground cables recorded in
Misc. Book 10 page 284 in Probate Office.
- Rights of riparian owners in and to the use of said creek.
- Flood rights of Alabama Power Company.

10/05/1993-30644
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 11.00

The above consideration was paid by a mortgage filed simultaneously herewith.

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 said grantee, his,
her or 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 stated 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, his, her or their heirs and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th
day of September, 19 93

(Seal)

(Seal)

(Seal)

Robert W. Barone (Seal)
Robert W. Barone
Kathleen Barone (Seal)
Kathleen Barone (Seal)

STATE OF ALABAMA }
SHELBY County } General Acknowledgment

I, the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that Robert W. Barone and wife, Kathleen Barone

whose name(s) are signed to the foregoing conveyance, and who are ~~XX~~known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of September, 19 93

5/95
My Commission Expires: Merchant. Rauters

Michele R. Damp
Notary Public