

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Frankie James  
Robert B. James  
(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-88 STATUTORY

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWELVE THOUSAND AND NO/100----- (\$12,000.00)to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,  
ROBERT L. ROBINSON, a married man, as partner for The Homestead Joint Venture,

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

Frankie James and

Robert B. James

(herein referred to as grantees, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:Lot 5, Sector D, according to the Survey of The Homestead, as recorded in Map  
Book 11, Page 5 in the Probate Office of Shelby County, Alabama. Situated in  
Shelby County, Alabama.11/10/1994-33742  
03:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOJ NCD 20.50

Subject to:

1. Restrictions on use of property as recorded in Shelby County Courthouse - Probate Office.
2. Power distribution restrictions of Alabama Power Company.
3. Flood plain restrictions of Alabama Power Company.
4. Easements, rights-of-ways, restrictions and all matters of public record.
5. Less and except mineral and mining rights, oil and gas rights and all rights incidental thereto.


To have and to hold unto said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to the conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. in fee simple shall pass to the

~~And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 2nd day of November, 1994

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.

(Seal)

THE HOMESTEAD JOINT VENTURE  
  
BY: Robert L. Robinson, as Partner

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

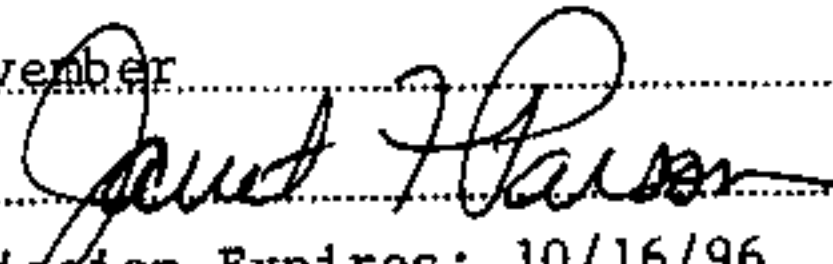
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Robinson, a married man, as partner for the Homestead Joint Venture, 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 November, A. D., 1994

  
My Commission Expires: 10/16/96 Notary Public.

Inst # 1994-33742