

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) John B. McCombs

(Address) 21 Nekoma Drive  
Birmingham, Ala 35215

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
P O Box 822

(Address) Columbiana, AL 35051

Form 1-1-37 Rev. 1-44 **STATUTORY**  
**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND and no/100-----(\$10,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee 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

JOHN B. MCCOMBS, a single man,

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

See attached Exhibit "A" for Legal Description.

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.

Inst # 1994-35209

11/29/1994-35209  
11:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.00

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 the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.~~ *RR*

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s), this 21st day of November, 1994.

(Seal)

(Seal)

(Seal)

*The Homestead Joint Venture*  
*by Robert L. Robinson* (Seal)  
Robert L. Robinson, a partner

(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 21st day of November, A. D. 1994

*Quest H. Hester*  
My Commission Expires: 10/16/96 Notary Public.

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EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the Northeast corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama, and run thence South 87 degrees 03 minutes 59 seconds West a distance of 609.92 feet to a point; thence run South 1 degree 46 minutes 31 seconds East a distance of 3,846.22 feet to a point; thence run North 88 degrees 13 minutes 29 seconds East a distance of 109.28 feet to the point of beginning of the property being described; thence run South 3 degrees 10 minutes 53 seconds West a distance of 260.00 feet to a point; thence turn 59 degrees 11 minutes 59 seconds left and run Southeasterly a distance of 208.35 feet to a point on the West margin of McClure Drive in a curve to the left; thence turn 107 degrees 53 minutes 51 seconds left to chord and run Northerly along the chord of said street margin a distance of 125.44 feet to a point; thence turn 13 degrees 07 minutes 58 seconds left from chord and run Northerly along said margin of said McClure Drive a distance of 352.17 feet to a point on the Northwest corner of the intersection of McClure Drive and Homestead Drive; thence turn 68 degrees 50 minutes 48 seconds left and run Westerly along the South margin of said Homestead Drive a distance of 41.19 feet to the P.C. of a curve to the left; thence turn 9 degrees 50 minutes 01 seconds right and run Westerly along the chord of said curve a chord distance of 93.69 feet to a point; thence turn 93 degrees 45 minutes 13 seconds left and run Southerly a distance of 191.14 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Joseph E. Conn, Jr., RLS #9049, dated October 3, 1994.

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