

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Jesse W. Shotts
ADDRESS 2517 North 30th Avenue
Birmingham, AL 35207

COPPER PRODUCTS, INC.
117 Hicks Dr
Helena, AL 35080

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of (\$74,526.31) SEVENTY-FOUR THOUSAND FIVE HUNDRED TWENTY SIX & 31/100 DOLLARS and the assumption of that certain mortgage recited below

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, OSMOND ROBINSON and wife, DELLA ROBINSON

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

COPPER PRODUCTS, INC.

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

From the SE corner of the NE 1/4 - SE 1/4, Section 19, Township 21 South, Range 2 West, Shelby County, Alabama, run West 116.31 feet to the West ROW line of County Road 87; thence run Northerly along said ROW line 1502.32 feet; thence run Westerly along the South line of Robinson, Inc., lot, 570 feet to the beginning point of subject lot; from said point, continue said course along a line dividing the lands of Robinson/Ellison and Asplundh for 190 feet; deflect right 89 degrees 11 minutes 13 seconds for 191.41 feet to a point on the South line of a 40 foot easement; thence deflect right 90 degrees 48 minutes 47 seconds and run Easterly and parallel to the South line of Robinson/Ellison 190 feet; thence deflect right 89 degrees 11 minutes 13 seconds and run Southerly 191.35 feet back to the beginning point.

Subject to easements, restrictions, right-of-ways, limitations, liens, encumbrances, if any, of record.

Purchaser assumes that certain mortgage from Osmond Robinson and wife, Della Robinson, to First Alabama Bank, dated 10-22-92, recorded in instrument 1992-25232 in the Office of the Judge of Probate of Shelby County, Alabama which has a balance of \$75,473.69 as of this date and a BALLOON payment due 10-21-97.

\$74,526.31 of the consideration recited above is by mortgage closed simultaneously herein.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 20th January 1995

(Seal)

Osmond Robinson

(Seal)

(Seal)

Della Robinson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Osmond Robinson and wife, Della Robinson whose names are signed to the foregoing conveyance, and who are 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 20th day of January A. D., 1995

SHELBY COUNTY JUDGE OF PROBATE
9.50
JAN 20 2041995-01725
PM CERTIFIED