

This instrument was prepared by
(Name) B. Christopher Battles
205 20th St. North
(Address) Suite 503 Frank Nelson Building
Birmingham, AL 35203

Send Tax Notice To: Lanis A. Robinson
name
address

WARRANTY DEED

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

That in consideration of SIXTY THOUSAND AND NO/100 DOLLARS-----(\$60,000.00)

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

Kenneth W. Bettini and wife, Shirley W. Bettini

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

Lanis A. Robinson

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

LEGAL DESCRIPTION ATTACHED HERETO, MADE A PART HEREOF
AND INCORPORATED HEREIN AND MARKED "EXHIBIT A"

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

Inst # 1995-14588

06/05/1995-14588
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 22nd
day of May 19 95

(Seal)

(Seal)

(Seal)

Kenneth W. Bettini (Seal)

Shirley W. Bettini (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Kenneth W. Bettini and wife, Shirley W. Bettini
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 22nd day of May A. D., 1995.

Notary Public

Inst # 1995-14588

EXHIBIT "A"

A parcel of land situated in Section 13, Township 20 South, Range 3 West, and being more particularly described as follows:

Beginning at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 West; thence run in a Westerly direction along the South line of the NE 1/4 of the SW 1/4 of said section a distance of 317.54 feet to the top of Oak Mountain (Ridge line); thence 113 degrees 02 minutes 04 seconds right and run along the top of Oak Mountain a distance of 235.84 feet; thence 05 degrees 53 minutes 18 seconds right and continue along the top of Oak Mountain a distance of 324.22 feet; thence 76 degrees 00 minutes 08 seconds right and leaving said ridge line run a distance of 321.33 feet to the Northwestern right of way line of Shelby County Highway No. 33 (80 foot R.O.W.); thence 95 degrees 59 minutes 14 seconds right and run in a Southwesterly direction along said right of way a distance of 257.26 feet to the point of a curve to the left having a central angle of 01 degrees 51 minutes 43 seconds and a radius of 5819.68 feet; thence continue along the arc of said curve and along said right of way run a distance of 189.14 feet to the intersection with the South line of the NW 1/4 of the SE 1/4 of said section; thence 69 degrees 59 minutes 02 seconds right and run along said South line a distance of 85.58 feet to the Point of Beginning.

Minerals and mining rights excepted.

Inst # 1995-14588

06/05/1995-14588
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00