

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thousand and NO/100 dollars (\$100,000) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, William R. Rotenberry and wife, Julia W. Rotenberry, hereinafter called "Party of the First Part," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Mark D. Robinson, hereinafter called "Party of the Second Part" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, in Block F, according to Lyman's Addition to the Town of Montevallo, Alabama as recorded in Map Book 3 page 27 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to the mortgage of the same date, to be recorded in the Probate Office of Shelby County.

Subject to property being zoned R-2 for multi-unit housing.

This conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this date the 14th of December, 1995, at Montevallo, Alabama.

PARTY OF THE FIRST PART

William R. Rotenberry
Julia W. Rotenberry S.)

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Richard D. Tripp, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 14th day of December, 1995.

Richard D. Tripp
NOTARY PUBLIC
My Commission Expires: 11-14-99

THIS INSTRUMENT PREPARED BY:
CHRISTOHER R. SMITHERMAN
ATTORNEY AT LAW
968 NORTH MAIN STREET
MONTEVALLO, AL 35115

Inst # 1995-35948

12/15/1995-35948
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

Inst # 1995-35948