

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Thomas E. Fletcher(Address) 6731 County Road 13
Randolph, AL 36792

This instrument was prepared by

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

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATUTORY

STATE OF ALABAMA

SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND AND NO/100----- (\$15,000.00)

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

THOMAS E. FLETCHER and wife, ELIZABETH S. FLETCHER,

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:Lots 6 and 7, according to the survey of The Homestead, Sector "A", Phase II, as recorded
in Map Book 13, Page 87 in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, AlabamaSubject to taxes for 1996 and subsequent years, easements, restrictions, rights of way,
and permits of record.

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 in fee simple shall pass to the 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.

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 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 14th
day of December, 19 95

THE HOMESTEAD JOINT VENTURE

(Seal)

BY:

Robert L. Robinson, Jr 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 14th day of December, A. D., 19 95

My Commission Expires: 10/16/96

Notary Public.

Inst # 1995-36511

12/20/1995-36511
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 100 23.50