

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Scott T. Robicheaux(Address) 109 Pinedale Circle
Columbiana, Ala 35051

This instrument was prepared by

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

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY SIX THOUSAND AND NO/100----- (\$86,000.00)

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

Billy Thomas d/b/a Billy Thomas Remodeling & Building,

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

Scott T. Robicheaux, a single man,

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 20 of the 1st Addition to Triple Springs Subdivision, 2nd Sector, as recorded in
Map Book 6, Page 155 in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way,
and permits of record.\$68,800.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Inst # 1996-09185

03/21/1996-09185
02:11 PM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE
001 MCD 26.00

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, I have hereunto set My hands(s) and seal(s), this 21st
day of March, 1996

BILLY THOMAS REMODELING & BUILDING

(Seal)

BY: Billy Thomas

Billy Thomas

(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 Billy Thomas d/b/a Billy Thomas Remodeling & Building
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 March, A. D., 1996

My Commission Expires: 10/16/96 Notary Public.

Inst # 1996-09185

MTA