

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

Send Tax Notice To:
~~Mark Robinson~~
731 Middle Street
Montevallo, AL 35115

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Thousand and 00/100 dollars (\$80,000) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Aulia Ann Keith and Susan Michelle Keith, hereinafter called "Party of the First Part," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Mark 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:

PARCEL I:

1050 Highland Street, Montevallo, Alabama and legally described as: A part of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3 Page 27 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the most Northerly corner of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3 Page 27, Shelby County, Alabama and run Southwesterly along the Northwest line of said Lot 1 for 100.00 feet; thence Southeasterly along the Southwesterly line of said Lot 1 for 77.00 feet; thence left 90 degrees 00 minutes and run Northeasterly for 100.00 feet; thence left 90 degrees 00 minutes and run Northwesterly for 77.00 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Commence at the most Northerly corner of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3 Page 27, Shelby County, Alabama and run Southeasterly along the Northeasterly line of said Lot 1 for a distance of 77.00 feet to point of beginning; thence right 90 degrees 00 minutes and run Southwesterly 100.00 feet; thence left 90 degrees 00 minutes and run Southeasterly for 5.00 feet; thence left 90 degrees 00 minutes and run Northeasterly for 100.00 feet; thence left 90 degrees 00 minutes and run Northwesterly for 5.00 feet to point of beginning; being situated in Shelby County, Alabama.

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 17th of May, 1996, at 968 Main Street, Montevallo, Alabama.

PARTY OF THE FIRST PART

Aulia Ann Keith (L.S.)
Susan Michelle Keith

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, 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 bore date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17th day of June, 1996.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5-13-2000

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

Inst # 1996-19778

06/18/1996-19778
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 89.50

Inst # 1996-19778