

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1996-24713
07/31/1996-24713
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
WARRANTY DEED SNA 57.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY THOUSAND & NO/100---- (\$230,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Jerry L. Keel and wife, Sue B. Keel (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robert M. Erbrick, Sr., a married individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

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

\$184,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 483 Heatherwood Drive, Birmingham, Alabama 35244.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of July, 19 96.

Jerry L. Keel

Sue B. Keel

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry L. Keel and wife, Sue B. Keel 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 19th day of July
A.D., 19 96

Notary Public

My Commission expires
3/26/98

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Exhibit 1/1996-24713
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 SNA 57.00

Parcel I:

Lot 18, according to the Survey of Heatherwood, 4th Sector, as recorded in Map Book 9, Page 163, in the Probate Office of Shelby County, Alabama.

Parcel II:

A parcel of land situated in the East 1/2 of the Southwest 1/4 of Section 9, Township 19 South, Range 2 West, Shelby County, Alabama, being part of Lot 19 of Heatherwood 4th Sector, as recorded in Map Book 9, Page 163, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at the southern common corner of Lots 18 & 19 of Heatherwood 4th Sector, as recorded in Map Book 9, Page 163, Shelby County, Alabama, and run in a northwesterly direction and along the common line between Lots 18 & 19 a distance of 157.45 feet to the common northwest corner of Lots 18 and 19; thence run in a southwesterly direction along the northwest line of Lot 19 a distance of 50.68 feet to a point on the northeast right of way line of a proposed 60 foot wide road right of way, and a point on a curve running to the right and in a southeasterly direction having a central angle of 6° 34' 31" and a radius of 700.00 feet; thence turn an interior angle of 97° 01' 53" to the chord of the last described curve and continue along the arc of said curve and along the northeast right of way line of said proposed right of way a distance of 80.33 feet to a point; thence continue tangent to last described curve in a southeasterly direction and along the northeast right of way line of said proposed road right of way a distance of 37.31 feet to the point of beginning of a curve running to the left in a northeasterly direction having a central angle of 87° 19' 39" and a radius of 30.00 feet; thence continue along the arc of the last described curve and along the right of way of said proposed road a distance of 45.72 feet to the point of intersection of said right of way with the northwest right of way line of Heatherwood Drive, and a point of beginning of a curve running to the left in a northeasterly direction having a central angle of 2° 26' 24" and a radius of 609.99 feet; thence continue along the arc of last described curve in a northeasterly direction along the northwest right of way line of Heatherwood Drive a distance of 25.98 feet, more or less, to the point of beginning of the herein described parcel.