

SEND TAX NOTICE TO:
WILLIAM S. ROBINSON
ANTIONETTE ROBINSON
P. O. BOX 1254
COLUMBIANA, AL 35051

This instrument was prepared by:
Patrick F. Smith, Attorney
Strickland & Smith
4 Office Park Circle, Suite
Birmingham, Alabama 35223

Inst # 1997-06338

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FIVE THOUSAND and No/100's (\$25,000.00) DOLLARS to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, BOBBIE JEAN ROEGNER, a married woman (hereinafter grantor), do grant, bargain, sell and convey unto WILLIAM S. ROBINSON & ANTIONETTE ROBINSON, (hereinafter GRANTEES), as joint tenants with right of survivorship, all of my right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

\$20,000.00 of the above referenced consideration is from a purchase money first mortgage.

This property is not the homestead of the grantor or her spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, his/her/their heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, his/her/their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7 day of February, 1997


BOBBIE JEAN ROEGNER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BOBBIE JEAN ROEGNER 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of February, 1997.


Notary Public

Commission Expires: 10-06-1997.

Inst # 1997-06338
02/28/1997-06338
12:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

Exhibit "A" Legal Description

For a POINT OF BEGINNING, commence at the Southwest corner of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama and proceed North 00 degrees 00 minutes 43 seconds West along the West boundary of said Section 35 for a distance of 147.43 feet to the center of Mose Davis Branch; thence proceed along the center and the meandering of said Mose Davis Branch a distance of 185.00 feet, more or less; thence leaving said branch proceed North 89 degrees 59 minutes 21 seconds East for a distance of 815.96 feet to a point on the Westerly right of way of Shelby County Highway No. 47 (R/W 80") said point also being in Weaver Creek; thence proceed along the chord of said highway South 6 degrees 06 minutes 33 seconds East for a distance of 229.00 feet to the point of intersection of the aforementioned Highway No. 47 and the South boundary of Section 35, Township 20 South, Range 1 West; thence proceed North 89 degrees 57 minutes 00 seconds West along the South boundary of said Section 35 for a distance of 964.85 feet, back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the SW 1/4-SW 1/4 of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama.
According to the survey of Billy R. Martin, Al. Reg. No. 10559, dated February 3, 1997.

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