

This instrument prepared by:  
John N. Randolph, Attorney  
Strote & Pernutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Angela F. Robuck  
  
6576 Quail Run Drive  
Pelham, Alabama 35124

**WARRANTY DEED**

State of Alabama

**KNOW ALL MEN BY THESE PRESENTS,, . . .**

Shelby County

That in consideration of **One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00) Dollars** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **David M. Roper and wife, Sandra L. Roper**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Angela F. Robuck** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. A thirty-five foot building line from Remington Lane and from Quail Run Drive as shown by recorded plat.
3. A seven and one-half foot public utility easement on the Northern side of subject property as shown by recorded plat.
4. Agreement with Alabama Power Company regarding underground residential utilities as recorded in Misc. Volume 29, Page 16.
5. Restrictions as shown by Map Book 7, Page 113 and as recorded in Misc. Volume 28, Page 859.
6. Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 29, Page 15.
7. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 20, Page 490, in said Probate Office.
8. Right of Way to Alabama Power Company as recorded in Volume 101, Page 523.
9. Right of Way to Alabama Gas Corporation as recorded in Volume 206, Page 21.
10. Right of Way to South Central Bell Telephone Company as recorded in Volume 320, page 881.
11. Agreement with River Oaks Development, Inc., as recorded in Misc. Volume 16, Page 829.
12. Agreement with A. A. Byrd and Jerry Caffee as recorded in Volume 38, Page 406.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10 day of July, 1997.

X David M. Roper (Seal)  
David M. Roper

X Sandra L. Roper (Seal)  
Sandra L. Roper

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David M. Roper and wife, Sandra L. Roper, 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 10 day of July, 1997.

[Signature]  
Notary Public  
Affix Seal

07/21/1997-22805  
12:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCO 143.50

Inst # 1997-22805