

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35238

PLEASE SEND TAX NOTICE TO:

Michael J. Black and Marilyn G. Black

220 Tradewinds Circle
Alabaster, AL 35007

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SEVENTY FIVE THOUSAND DOLLARS (\$75,000.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **PAUL B. ROBINSON, and wife, LOUISE S. ROBINSON**, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **MICHAEL J. BLACK and wife, MARILYN G. BLACK**, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, Block 1, George's Subdivision of Keystone in Shelby County, Alabama, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Plat Book 3, page 63, except that portion of said property heretofore conveyed to Philips Marketing Properties, Inc., as shown in Deed Book 243 page 862 in the Probate Records of Shelby County, Alabama.

Said excepted portion being that part of Lot 5 included in the following description:

Part of Lots 4 and 5, Block 1 of said subdivision described as beginning at the SW corner of Section 25, Township 20 South, Range 3 West, thence North 89 deg. 13 min. East along the south line of said section a distance of 258.5 feet to a point on the old right of way of Highway 31; thence at an angle of 75 deg. 33 min. left a distance of 340.0 feet to the original SW corner of Lot 4, thence at an angle of 75 deg. 33 min. right a distance of 79.6 feet to a point on the new right of way line of U.S. Highway No. 31 for point of beginning; thence continuing on a prolongation of said line a distance of 120.4 feet to the SE corner of said Lot 4; thence at an angle of 75 deg. 33 min. left a distance of 129.9 feet to a point; thence at an angle of 90 deg. left a distance of 116.6 feet to a point on the highway right of way; thence at an angle of 90 deg. left a distance of 160.0 feet, more or less; to point of beginning along said highway right of way; being situation in Shelby County, Alabama.

Mineral and mining rights excepted.

Being the same property as that shown on Survey of Amos Cory, P.L.S #10550, dated 7/28/97, and being more particularly described as follows:

Part of Lot Five, Block One of George's Subdivision of Keystone as recorded in Map Book Three, Page 63, in the Office of the Judge of Probate, Shelby County, Alabama; described as follows: Begin at the Northeast corner of said Lot Five, thence run Westerly along the North line of said lot 120.4 feet to the East right-of-way of U.S. Highway #31, thence turn left 75 deg. 33 min. and run Southerly 40.0 feet along said right-of-way, thence turn left 90 deg. 00 min. and run Southeast 116.6 feet, thence turn left 90 deg. 00 min. and run Northerly 70.1 feet along the East line of said Lot 5 to the Point of Beginning. Containing 0.147 acre (6419 square feet.)

SUBJECT TO:

1. Taxes for the year 1997, which are a lien but not yet due and payable until October 1, 1997.
2. Restrictions, covenants and conditions as set out in Instrument(s) recorded in Real 174, Page 32 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 160, Page 401; Deed Book 160, Page 68; Deed Book 187, Page 55; Deed Book 138, Page 445; Deed Book 103, Page 55; Deed Book 166, Page 177, and Deed Book 187, Page 53 in Probate Office.

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4. Right(s)-of-Way(s) granted to Shelby County by Instrument(s) recorded in Deed Book 167, Page 336 in Probate Office.
5. Easement(s) to Alabaster Water & Gas Board as shown by Instrument recorded in Misc. Book 32, Page 669 in Probate Office.
6. Transmission Line Permit(s) to A T & T as shown by Instrument(s) recorded in Deed Book 168, Page 475 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 140, Page 449 in Probate Office.
8. Less and except any portion of the land lying within road right of way of U. S. Highway No. 31.

\$74,000.00 of the hereinabove cited purchase price was paid from a purchase money mortgage held by grantors of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28TH day of JULY, 1997.

Paul B. Robinson
PAUL B. ROBINSON

Louise S. Robinson
LOUISE S. ROBINSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **Paul B. Robinson and wife, Louise S. Robinson**, 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 28TH day of JULY, 1997.

Arlene G. Barker

NOTARY PUBLIC

Inst. # 1997-24545 My Commission Expires: 10/31/99

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