

THIS INSTRUMENT PREPARED BY  
DANNY C. LOCKHART, ATTORNEY  
1129 Forestdale Blvd  
Birmingham, Alabama, 35214

SEND TAX NOTICE TO:  
Edwin Brooks Lumpkin, Jr.  
100 Metro Parkway  
Pelham, Al 35124

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STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF JEFFERSON)

That in consideration of Two hundred thirty thousand two hundred eighty-three and 13/100 Dollars and the assumption of the below described mortgage, to the undersigned grantor, Youngblood Enterprises, Inc. a corporation, (herein referred to as Grantor, in hand paid by the grantee herein, the receipt is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Edwin Brooks Lumpkin, Jr., herein referred to as GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE¼ of the NW¼ of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of NE¼ of the NW¼ of Section 27, Township 19 South, Range 1 East for the point of beginning; thence run South 82 degrees 30 minutes East along a fence line for 573.65 feet to the North right of way line of U. S. Highway No 280; thence run North 75 degrees 00 minutes East along the North right of way line for a distance of 607.56 feet to the center of Muddy Prong Creek; thence along said center of said creek North 43 degrees 24 minutes 32 seconds West for 54.68 feet; thence North 26 degrees 14 minutes 28 seconds West for 91.83 feet along center of creek; thence North 69 degrees 15 minutes 13 seconds West for 55.81 feet along center of creek; thence North 79 degrees 11 minutes 26 seconds West for 41.06 feet along center of creek; thence North 21 degrees 42 minutes 04 seconds East for 52.45 feet along center of creek; thence North 07 degrees 21 minutes 32 seconds East for 37.95 feet along center of creek; thence North 29 degrees 05 minutes 33 seconds East 62.35 feet along center of creek; thence South 87 degrees 48 minutes 51 seconds East for 51.41 feet along center of creek; thence South 63 degrees 32 minutes 40 seconds East for 43.09 feet along center of creek; thence South 80 degrees 54 minutes 17 seconds East for 12.80 feet along center of creek; thence North 21 degrees 12 minutes 41 seconds East for 22.36 feet along center of creek; thence North 14 degrees 25 minutes 21 seconds West for 69.71 feet along center of creek; thence North 51 degrees 55 minutes 24 seconds East for 47.28 feet along center of creek; thence North 75 degrees 36 minutes 29 seconds West for 15.0 feet; thence North 84 degrees 40 minutes 31 seconds West for 322.65 feet; thence South 73 degrees 48 minutes 42 seconds West for 111.77 feet; thence South 71 degrees 34 minutes 58 seconds West for 76.26 feet; thence South 64 degrees 19 minutes 57 seconds West for 183.81 feet; thence South 70 degrees 19 minutes 05 seconds West for 102.81 feet; thence South 66 degrees 49 minutes 37 seconds West for 153.32 feet; thence South 13 degrees 12 minutes 37 seconds West for 535.31 feet to the point of beginning.

04/22/1998-14430  
10:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SMA 242.00

Inst # 1998-14430

SUBJECT TO:

1. Advalorem taxes due and payable October 1, 1998.
2. Easements, exceptions, reservations and restrictions, of record, if any.

Grantee herein agrees to assume and pay that certain mortgage executed by Youngblood Enterprises, Inc. to Carl E. Robertson and Joyce G. Robertson, recorded in Instrument 1997/36867 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, Roger D. Youngblood, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th. day of April, 1998.

YOUNGBLOOD ENTERPRISES, INC.

By Roger D. Youngblood, (R+)  
 Roger D. Youngblood, President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Roger D. Youngblood, whose name as President of Youngblood Enterprises, Inc., a corporation, 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 as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal on this the 14th. day of April, 1998.

Darryl C. Jett  
 Notary Public

Inst # 1998-14430

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