

THIS INSTRUMENT PREPARED BY:
J. PERRY MORGAN, BLACK & MORGAN, L.L.C.
3432 Independence Drive
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Meridith Lawson Roberts
c/o Donald Gibbs Lawson
6436 McDavid Lake Road
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten and No/100 Dollars (\$10.00), to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Donald Gibbs Lawson, a single man, and Rita L. Lawson-Lawing, formerly Rita L. Lawson, a married woman, (herein referred to as Grantors), grant, bargain, sell and convey unto Meridith Lawson Roberts, a married woman (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Being a parcel of land situated in the S.E.1/4 of the N.W.1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the S.E.1/4 of the N.W.1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama and run North along the West line of said 1/4-1/4 section a distance of 210.53 feet to the POINT OF BEGINNING; thence continue North along the West line of said 1/4-1/4 section a distance of 184.72 feet to a point; thence 89°13'40" to the right in an Easterly direction a distance of 747.69 feet to a point; thence 114°19'55" to the right in a Southwesterly direction a distance of 202.71 feet to a point; thence 65°40'05" to the right in a Westerly direction a distance of 666.65 feet to the POINT OF BEGINNING. Containing 3.00 acres, more or less.

It was the intent of Donald Gibbs Lawson (Grantor), and Rita L. Lawson (Grantee), by Grantor's execution of that certain deed dated February 15, 1980, and recorded in the Office of the Judge of Probate of Shelby, Alabama, in Book 325, Page 102, (said deed having been executed pursuant to that certain Final Judgment of Divorce dated February 14, 1980, in Case No. DR 79 505-303 JGB, rendered by the Circuit Court of Jefferson County, Alabama) to divest Donald Gibbs Lawson of any claim, title, or interest in and to the above described property and to convey said property to Donald G. Lawson, Jr., and Meridith Kelley Lawson subject to a life estate being afforded to Rita L. Lawson. Donald Gibbs Lawson joins in the incident conveyance to confirm his prior divestment of any interest in and to said property which he may have or may heretofore have had, and to convey to the Grantee herein any remaining interest, if any, which, through inadvertence, he may now possess.

Grantor, Donald Gibbs Lawson, hereby expressly reserves unto himself, his heirs, personal representatives, successors and assigns, and said Grantor hereby grants unto Donald G. Lawson, Jr., his heirs, personal representatives, successors and assigns, an **easement** for the purpose of ingress and egress, across the hereinabove described property, said easement being twenty (20) feet in width, along an existing roadbed which runs along the Western boundary of McDavid Lake.

For the consideration hereinabove recited, Grantor, Donald Gibbs Lawson, hereby grants unto Meridith Lawson Roberts, her heirs, personal representatives, successors and assigns, an **easement** for the purpose of ingress and egress, across the Grantor's property situated North of the hereinabove described property, said easement being twenty (20) feet in width along an existing roadbed which runs along the Northern and Western boundaries of McDavid Lake.

The subject real estate is not the homestead of either Grantor.

This conveyance is subject to the following:

1. Agreement recorded in Volume 259, page 225, in the Probate Office of Shelby County, Alabama.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 109, page 496 and Deed Book 185, page 132, in the Probate Office of Shelby County, Alabama.
3. Agreement between Mrs. Lena Lee Thompson and Walter R. and J. E. Rutherford, dated July 29, 1955, recorded in Deed Book 174, page 402 and amended on March 25, 1967, agreement between John Walter Attaway and Gladys and J. E. Rutherford, dated July 26, 1955, recorded in Deed Book 174, page 405, and amended March 27, 1967, in the Probate Office of Shelby County, Alabama.

08/20/1998
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SHELBY COUNTY JUDGE OF PROBATE
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4. Agreement between Donald Gibbs Lawson and Rita Crum Lawson and Albert E. Britton and Margaret L. Britton dated August 28, 1971, recorded in Deed Book 269, page 772, in the Probate Office of Shelby County, Alabama.
5. Association dues, if any, due North Shelby County Library District.
6. Fire dues, if any, due local fire district.
7. All other easements, restrictions, rights of way, agreements, encumbrances, taxes for the current year, and all other matters of public record as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

The legal description appearing hereinabove was provided to the deed preparer by the Grantors, and the deed preparer assumes no responsibility for its accuracy.

Rita L. Lawson-Lawing and Rita L. Lawson are one and the same person.

Meridith Lawson Roberts and Meridith Kelley Lawson are one and the same person.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of August, 1998.

Linda Curl
WITNESS

Donald Gibbs Lawson (SEAL)
DONALD GIBBS LAWSON

WITNESS

Rita L. Lawson-Lawing (SEAL)
RITA L. LAWSON-LAWING

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, J. Perry Morgan, a Notary Public in and for said County, State, hereby certify that Donald Gibbs Lawson, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of August, 1998.

J. Perry Morgan (SEAL)
Notary Public
My Commission expires: 2/01/2001

STATE OF Montana)
Lake COUNTY)

GENERAL ACKNOWLEDGMENT

I, Phyllis G. Ortigas, a Notary Public in and for said County, in said State, hereby certify that Rita L. Lawson-Lawing, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of August, 1998.

Phyllis G. Ortigas (SEAL)
Notary Public
My Commission expires: 10-04-01

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