

This instrument was prepared by:

James E. Roberts  
P. O. Box 370004  
Birmingham, AL 35237

Send tax notice to:

James E. Roberts  
P. O. Box 370004  
Birmingham, AL 35237

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

09/28/1998-37635  
11:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRJ 143.50

Inst # 1998-37635

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the payment of \$130,000.00, which includes payment of \$34,886.96 to Atlantic Mortgage and Investment Corporation to satisfy that certain mortgage recorded in Real Vol. 371, page 37.3, and assigned to Atlantic Mortgage under Inst. Number 1998-30982, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Kenneth W. Taylor and Debora S. Taylor (herein referred to as called grantors), grant, bargain, sell and convey unto James E. Roberts (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

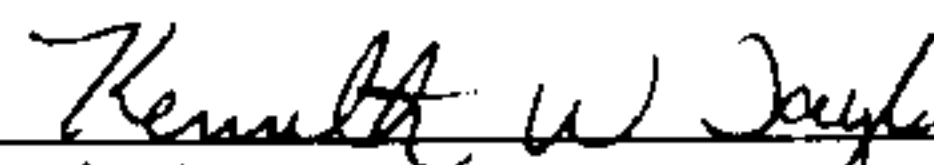

See EXHIBIT "A"

Subject to easements and restrictions of record.

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

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this the 24<sup>th</sup> day of September, 1998.


 (Seal)  
Kenneth W. Taylor  
 (Seal)  
Debora S. Taylor

STATE OF ALABAMA )

SHELBY COUNTY )

I, James E. Roberts, a Notary Public in and for said County, in said State, hereby certify that Kenneth W. Taylor and Debora S. Taylor 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 24<sup>th</sup> day of September, 1998.

  
Notary Public

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Apr. 7, 2001.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

A part of the Southeast quarter of the Northeast quarter of Section 16, Township 19 South, Range 2 West and part of the Southwest quarter of the Northwest quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the above said Southeast quarter of the Northeast quarter of Section 16 and in a Northerly direction along the East line of said quarter-quarter run a distance of 250.0 feet, to the point of beginning; thence turn an angle of 88° 30' to the left for a distance of 268.47 feet to the Southerly right of way line of the County Road; thence turn an angle of 150° 16' 24" to the right along said right of way for a distance of 398.0 feet; thence turn an angle of 99° 56' 06" to the right for a distance of 207.63 feet; thence turn an angle of 109° 01' to the right for a distance of 147.48 feet to the point of beginning; being situated in Shelby County, Alabama.

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