This Instrum	ment Prepared	By:
James F. Bur	ford, III	
Attorney at	Law	
1318 Alford	Avenue Suite	101
Birmingham,	Alabama 35226	5

Send Tax	Notice To:
PICHAND	VIGNULLE
EL 3 CA	MMBURY (NOM)
DUZITON	1 A
	32177

## WARRANTY DEED

STATE OF ALABAMA )
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$412,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, <u>BEVERLY JEAN ROBINSON</u>, an unmarried woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto <u>T&R</u> PROPERTIES. LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in <u>SHELBY</u> County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 1999 and thereafter; (2) Easements, Restrictions, and Rights of Way of Record, (3) Flood Rights of Alabama Power Company as recorded in Deed Book 240, Pages 462 and 464 Probate Office of Shelby County, Alabama, (4) Mineral and Mining Rights not owned by the Grantor.

Three hundred fifty thousand and no/100 dollars (\$350,000.00) of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

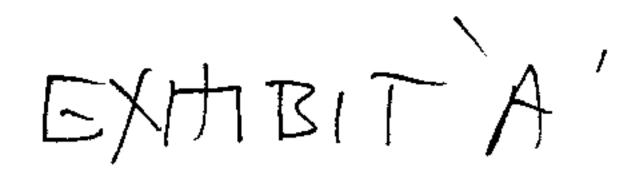
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 successors and assigns forever, against the lawful claims of all persons.

day of No.	EREOF, the undersign	_		$\overline{}$	-
<u>172</u> ,	1770.	BEVERLY	EAN ROBI	Son NSON	<u> </u>
STATE OF ALABAMA COUNTY	) )				

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that <u>BEVERLY JEAN ROBINSON</u>, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument she executed the same voluntarily on the day the same bears date.

11/12/1998-44712
C:\MyFiles\Jim\UNION\Robinson, Bev WD 11-6-98. WENT: 33 AH CERTIFIED
SHELB! COUNT! JUDGE OF PROBATE
002 CRH 73.50



The Northwest 1/4 of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama.

## LESS AND EXCEPT:

Three (3) acres in the SE corner, East of Yellow Leaf Creek.
Three-fourths (3/4) interest in Minerals and Mining rights in and under above described land which has been reserved by the Federal Land Bank of New Orleans and the Federal Farm Mortgage Corporation.

Inst + 1998-44712

11/12/1998-44712 07:39 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 002 CRH 73.50