

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
RICHARD VIGNELLE
55 S CAMDENWAY (WOM)
DECATUR, AL.
35224

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, BEVERLY JEAN ROBINSON, an unmarried woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto T & R PROPERTIES, LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY 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.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 6 day of NOV, 1998.

Beverly Jean Robinson
BEVERLY JEAN ROBINSON

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BEVERLY JEAN ROBINSON, 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.

Given under my hand and seal this 6 day of NOV, 1998.

[Signature]
Notary Public

My Commission Expires: 3-1-2002

EXHIBIT A

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