

THIS INSTRUMENT WAS PREPARED BY:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Edwin B. Lumpkin, Jr.
2251 Montgomery Highway
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Thirty Thousand Dollars (\$130,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **The Estate of Addie Smith, Rollin L. Johnson, Jr., and Mary Lee Cline Martin, as Co-Executors of the Estate of Addie Smith,** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Edwin L. Lumpkin, Jr., an unmarried man,** (herein referred to as grantee, whether one or more), an undivided one-half interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at a point at low water mark on North Bank of Bishop Creek and the Northeast side of second span of State Highway concrete Bridge on the Birmingham & Montgomery Highway and running north, parallel with said Birmingham & Montgomery Highway, 1320 feet for the point of beginning; running in a northeasterly direction 264 feet; thence in a northerly direction 59 feet; thence in a westerly direction 210 feet; thence in a southerly direction and parallel with said Birmingham & Montgomery Highway 218 feet to point of beginning; being in the NE 1/4 of the NW1/4 of Section 6, Township 20 South, Range 2 West, situated in Shelby County, Alabama.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal description set out herein was furnished to preparer by the grantors herein without the benefit of survey.

The above described property does not constitute the homestead of the grantors herein.

There are no municipal or unpaid or disputed real estate commissions; all compensation due or to become due under any listing, agency, or other brokerage agreement has been paid or has been waived in writing by the potential lien claimant and there has been no written notice received concerning any unpaid real estate commission which could give rise to a Broker's Lien under Act #98-160, Regular Session, 1998, Alabama Legislature (Sec. 35-11-450 et. seq. **Code of Alabama**, 1975).

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, Page 506, Deed Book 112, Page 513, Deed Book 170 Page 258 and agreement relating thereto in Inst. No. 1994-03175 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 159 Page 482 with release of damages and in Probate Minute Book 16 Pages 190 & 191 in Probate Office.

03/26/1999-12672
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D02 CRH 141.00

Inst # 1999-12672

Easement(s) to AT&T as shown by instrument recorded in Deed Book 168 Page 405 in Probate Office.

Right(s)-of-Way(s) granted to Postal Telephone & Telegraph Co. by instrument(s) recorded in Deed Book 80 Page 37 in Probate Office.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th day of March, 1999

Mary Lee Cline Martin
Mary Lee Cline Martin, Co-Executor
Of the Estate of Addie Smith
Rollin L. Johnson
Rollin L. Johnson, Co-Executor of the
Estate of Addie Smith

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that **Rollin L. Johnson, Jr., as Co-Executor of the Estate of Addie Smith**, 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, in such capacity and with full authority, executed the same voluntarily.

Given under my hand and official seal this 24th day of March, 1999.

August 5, 2000
My Commission Expires

Sammy Pope
Notary Public

03/26/1999-12672
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 141.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that **Mary Lee Cline Martin, as Co-Executor of the Estate of Addie Smith**, 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, in such capacity and with full authority, executed the same voluntarily.

Given under my hand and official seal this 24th day of March, 1999.

August 5, 2000
My Commission Expires

Sammy Pope
Notary Public