

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
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 Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Donald Gibbs Lawson, a single man, (herein referred to as Grantor), 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 210.00 feet to a point; thence 60° 30' 33" to the left in a Northeasterly direction a distance of 142.74 feet to a point; thence 91° 06' 32" to the right in a Southeasterly direction a distance of 31.16 feet to a point; thence 40° 07' 10" to the right in a Southeasterly direction a distance of 114.82 feet to a point; thence 70° 43' 09" to the left in an Easterly direction a distance of 402.69 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, less and except the parcel of land heretofore conveyed to said Grantee by deed recorded on August 20, 1998, as Instrument Number 1998-32416 in the Office of the Judge of Probate of Shelby County, Alabama.

Containing .22 acres, more or less.

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 Ataway 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.
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.

04/18/2000-12752
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 33.50


2521-0000-12752

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

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

And I do, for myself and for my heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 7th day of April, 2000


DONALD GIBBS LAWSON (SEAL)

WITNESS

STATE OF ALABAMA
JEFFERSON COUNTY

)
) GENERAL ACKNOWLEDGMENT

I, Richard W. Theibert, a Notary Public in and for said County, in said 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 7 day of April, 2000.


Notary Public (SEAL)
My Commission expires: MY COMMISSION EXPIRES MAY 31, 2000

Inst # 2000-12752

04/18/2000-12752
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 1006 33.30