

This instrument was prepared by:
William R. Justice
P.O. Box 1144
Columbiana, Alabama 35051

Grantee's address:
175 Valentine Trail
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five Thousand and no/100 DOLLARS (\$25,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned William F. Raia, ___married, and David L. Raia, ___married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Robbie Brooks and Kevin Sheldon (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Begin at a point where the North right of way line of the Southern Railroad crosses the West line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, and run in a Northeasterly direction 345 feet along said right of way line to the beginning point; thence run North 37 deg. West, 117 feet to the South right of way line of Alabama Highway No. 25; thence along said highway line North 53 deg. East 66 feet; thence South 37 deg. East 158 feet to the right of way line of said railroad; thence South 71 deg. West, 69.5 feet to the beginning point, being part of Lot 9 as shown by plat filed in the Probate Office of Shelby County, Alabama, by Jackson Brothers Lumber Company, and being in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to:

1. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 171 page 275 in Probate Office of Shelby County, Alabama.
2. Less and except additional right of way of State Highway No. 25.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

\$22,500.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

05/01/2000-14164
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 14:50

7NBSC/ Davis Plam

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27th day of April, 2000.

William F. Raia
William F. Raia

David L. Raia
David L. Raia

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William F. Raia, ___married, and David L. Raia, ___married, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2000.



William F. Raia
Notary Public
05/01/2000-14164
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MNS 14.50

Inst # 2000-14164