

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Shavon Robinson

P.O. Box 311

Columbiana, Ala 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20040401000166700 Pg 1/2 17:50
Shelby Cnty Judge of Probate, AL
04/01/2004 10:17:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY EIGHT THOUSAND DOLLARS and NO/00 (\$68,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John Batson, a(n) Single man, and Frances Lee Butler, a(n) Single woman**, bargain, sell and convey unto, **Shavon Robinson** the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached EXHIBIT A for Legal Description.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

\$61,200.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

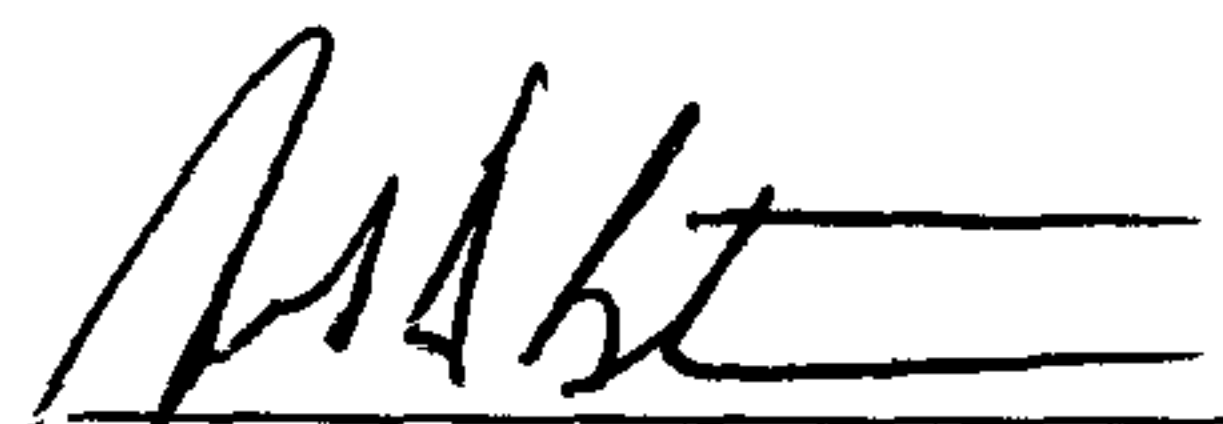
\$1,400.00 of the above recited consideration was paid from a 2nd mortgage recorded simultaneously herewith.

\$2,000.00 of the above recited consideration was paid from a 3rd mortgage recorded simultaneously herewith.


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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of March, 2004.


John Batson

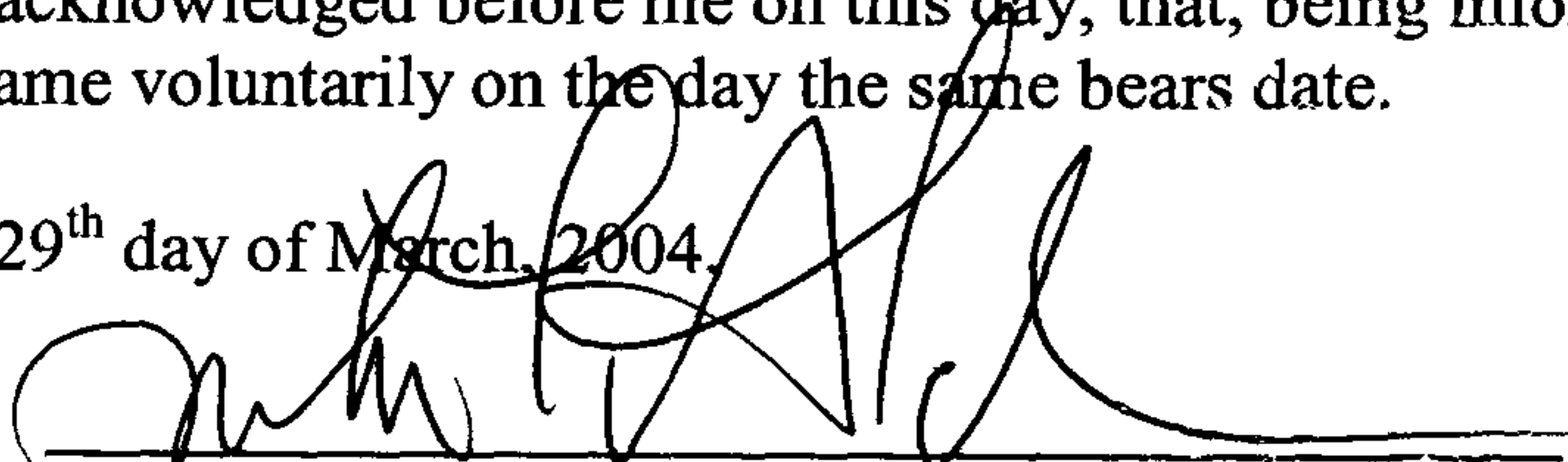

Frances Lee Butler


By: Judy Batson, Attorney in Fact, under
Power of Attorney, recorded in Instrument
_____ in the Probate Office of
Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John Batson and Frances Lee Butler, by Judy Batson, as Attorney in Fact**, whose names are signed to the foregoing conveyance, and who are 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 29th day of March, 2004.


Notary Public

My Commission Expires: 10-16-04

EXHIBIT A
Legal Description

A lot located in the Town of Wilsonville, Alabama, situated in the NW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, described as commencing at the point of intersection of the North right of way line of McGowan's Ferry Road with the East right of way line of Montgomery Road now known as Alabama State Highway No. 25 and run thence in a Northeasterly direction along the East right of way line a distance of 202.5 feet to the point of beginning of the lot herein described and conveyed; run thence in a Northeasterly direction along the East right of way line of said Alabama State Highway No. 25 a distance of 125 feet, more or less, to the Southwest corner of the T.O. Smith residence lot; run thence in a Southeasterly direction and along the South line or Southwest line of the T.O. Smith lot, a distance of 117 feet to a point, run thence South 70 feet to a point; run thence in a Westerly direction a distance of 161 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.