

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW BY ALL THESE PRESENTS:

\$ 5.00

That in consideration of Ten Dollars and other valuable consideration, in hand paid by the Grantee herein, the receipt of whereof is acknowledged, the undersigned, **W. Jay Robinson**, (herein referred to as Grantor), grant, bargain, sell and convey unto **Mel D. Robinson**, a married woman (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the Southwest corner of Lot 10 and the Northwesterly boundary of Island Street go North 40 degrees 00 minutes West along the Westerly boundary of Lot 10 for 205.50 feet to the Southwest corner of Lot 9, being the point of beginning; thence continue North 40 degrees 00 minutes West for 81.00 feet; thence North 45 degrees 42.4 minutes East for 101.45 feet; thence South 40 degrees 00 minutes East for 89.50 feet; thence South 50 degrees 31 minutes West for 101.17 feet to the point of beginning.

SUBJECT TO the lien for ad valorem taxes and assessments not yet due and payable and to easements, rights-of-way and restrictions of record.

This conveyance is subject to a Mortgage to First Alabama Bank, as recorded in the probate office of Shelby County, Alabama. By acceptance hereof, the Grantee assumes and agrees to pay and perform the obligations of Grantors with respect to such Mortgage and the indebtedness secured thereby.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And said Grantors, do, for itself, their heirs, legal representatives and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and their heirs, legal representatives and assigns shall warrant and defend the same to the said

Grantee, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his signatures and seal, this 1st day of July, 1996.

W. Jay Robinson (SEAL)
W. Jay Robinson

STATE OF ALABAMA)
SHELBY COUNTY)

I, Audra Edwards, a Notary Public in and for said County, in said State, hereby certify that **W. Jay Robinson**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on the day that, being informed of the contents of the conveyance, he executed the same voluntarily, the day the same bears date.

Given under my hand and official seal this the 1st day of July, 1996.

Audra Edwards
Notary Public
My Commission Expires: Feb, 2, 1997