This Instrument was prepared by:

✓ Law Office of P.K. Smartt HMH

3145 Green Valley Road, Birmingham, AL 35243

205.977-2888

Louis & Theda Dykes

224 Higgins Road

Shelby, AL 35143

WARR	ANTV	DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

20060308000107870 1/1 \$14.00 Shelby Cnty Judge of Probate, AL 03/08/2006 08:26:39AM FILED/CERT

That in consideration of forty eight thousand and no/100 dollars, (\$48,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Leo Robinson, a married man

(herein referred to as grantor), do hereby grant, bargain, sell and convey unto

Shannon Dykes and Kimberly Dykes as joint tenants with right of survivorship an undivided 50% interest

and

Louis Dykes and Theda Dykes as joint tenants with right of survivorship an undivided 50% interest

(herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the Northeast corner of Section 25, Township 21 South, Range 1 West and run South along East line of said Section a distance of 1304.0 feet; thence turn an angle of 108 degrees 32 minutes to the right and run a distance of 298.27 feet; thence turn an angle of 13 degrees 33 minutes to the left and run a distance of 1405.59 feet to a point on the North right of way line of Kingdom Road and the point of beginning; thence turn and angle of 23 degrees 23 minutes to the right and run along the North right of way line of said road a distance of 172.21 feet; thence turn an angle of 110 degrees 23 minutes to the right and run a distance of 104.6 feet; thence turn an angle of 47 degrees 33 minutes to the right and run a distance of 184.21 feet; thence turn an angle of 123 degrees 57 minutes to the right and run a distance of 171.06 feet to point of beginning; situated in the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, in any, of record.

Property is not the homestead of the seller or his spouse.

All of the consideration herein was derived from a mortgage with Omni National Bank closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I/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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 2nd day of March, 20 06.

Leo Robinson

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, <u>Lhnifer Nichole Piareen</u>, a Notary Public in and for said County, in said State, hereby certify that <u>Leo Robinson</u> whose name(s) is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 200

Notary Publice

Motary Publice

My Commission Expires: 4 09