

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH**

This instrument was prepared by:

Steven N. Tandet, Esq.  
Sirote & Permutt, P.C.  
The Crescent Office Building, Suite 500  
2311 Highland Avenue South  
Birmingham, AL 35205

**Send Tax Notice to:**

Dewey E. Robinson  
4678 Lake Valley Drive  
Hoover, AL 35244

No representation is made as to the accuracy of the legal description of the property below or of the validity of the grantor's claim of title thereto. The preparer of this document acts only as the drafter of this instrument.

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

## STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Thousand and No/100 Dollars (\$1,000.00), and other good and valuable consideration to the undersigned Cheryl M. Robinson, a married woman, wife of Dewey E. Robinson (hereinafter referred to as "Grantor"), in hand paid by Dewey E. Robinson (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee all of her right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 63-A, according to the Survey of Southlake Townhomes First Addition, as recorded in Map Book 13, Page 32, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

- (1) 2009 ad valorem property taxes, a lien, but not yet due and payable.
- (2) Any and all liens, easements, rights-of-way, reservations and restrictions of record in the Office of the Judge of Probate of Shelby County, Alabama.

Grantor and Grantee herein are husband and wife. This conveyance is being made in compliance with the terms of the Marital Settlement Agreement to be filed in that certain divorce action styled *Dewey Edward Robinson v. Cheryl Moody Robinson* and pending in the Circuit Court of Jefferson County, Alabama, Civil Action Number DR-2009-900023.00-SSC.



20090205000038610 1/2 \$15.00  
Shelby Cnty Judge of Probate,AL  
02/05/2009 01:32:22PM FILED/CERT

The property is not the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee, Dewey E. Robinson, and unto his heirs and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor, and all persons claiming by, or through, or under Grantor, has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor, unless otherwise noted above.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this  
30 day of January, 2009.

Cheryl M. Robinson (SEAL)  
CHERYL M. ROBINSON

STATE OF ALABAMA           )  
                                          )  
COUNTY OF JEFFERSON       )

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Cheryl M. Robinson, a married woman, wife of Dewey E. Robinson, whose name is signed to the foregoing instrument and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official on this 30<sup>TH</sup> day of  
January, 2009.


Shelby County, AL 02/05/2009  
State of Alabama

Deed Tax: \$1.00

L. J. Bullard  
Notary Public

My Commission Expires: 9-9-10

(AFFIX NOTARIAL SEAL)

  
20090205000038610 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
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