

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Ninety Nine Thousand Five Hundred and No/100ths Dollars (\$199,500.00^{F.F.T.}) and other good and valuable consideration to it in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **COLONIAL GROUP, LLC** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **WILLIAM L. ROBINSON AND EDNA G. ROBINSON** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Montevallo, Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Colonial Oaks, Phase I, as recorded in Map Book 39, Page 45, and re-recorded in Map Book 39, Page 115, in the Probate office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the tax year 2013 and subsequent years and not yet due and payable.
2. Easements and building lines as shown on recorded map(s).
3. Declaration of Protective Covenants, Restrictions, Easements, Rights and Liens recorded in Instrument #20071106000512030 and amended and restated in Instrument #20080618000249120.
4. Right of Way granted to Alabama Power Company by instrument (s) recorded in Instrument #20080400000130200; Instrument #20080401000129940; Book 112, Page 456; Book 123, Page 432 and 43; Book 134, Page 112; Book 234, Page 321; Book 236, Page 825 and Book 248, Page 372.
5. Notes and restrictions as shown on recorded map(s).
6. Loss, claims and/or damages due to subject property being assessed for current use, which could subject the property to additional taxation.
7. Right(s) of way to Shelby County, as recorded in Book 134, Page 200 and 201.
8. Right(s) of way to Plantation Pipeline, as recorded in Book 112, Page 333.

\$ 149,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set its hand and seal this 31st day of October, 2012.



WITNESS

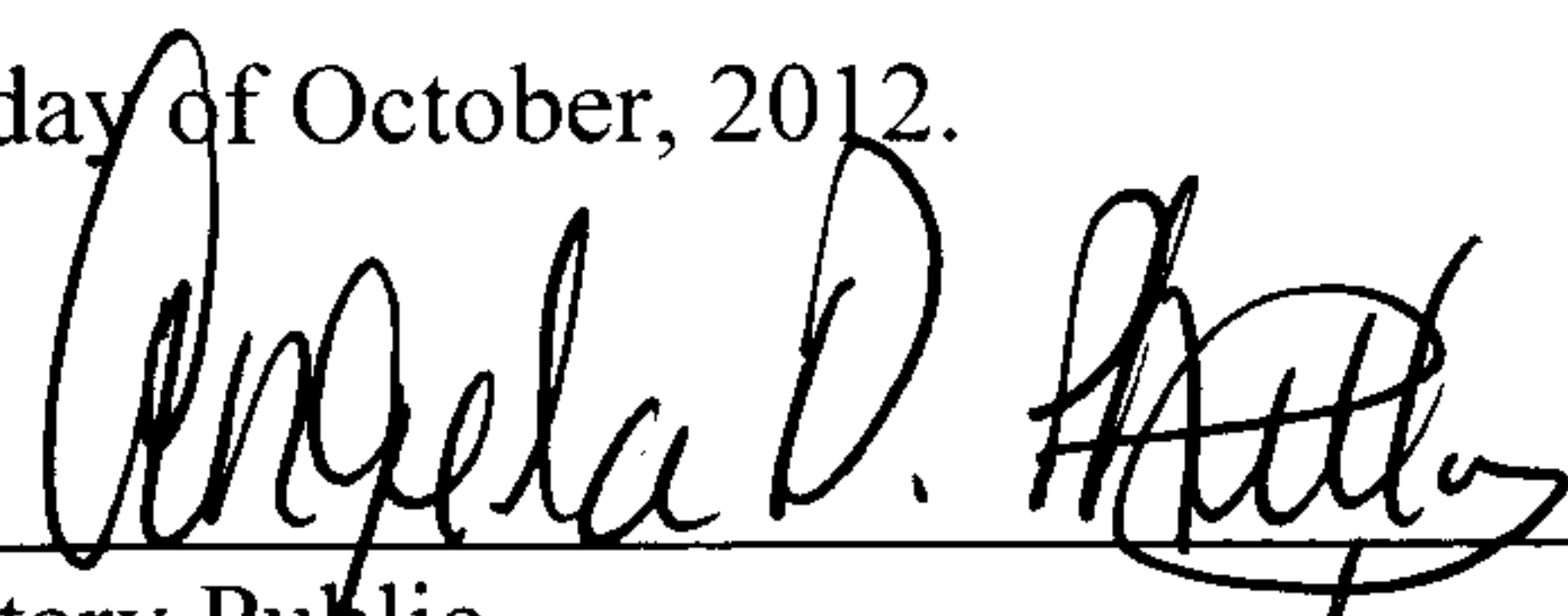
COLONIAL GROUP, LLC

By:  _____ {L.S.}
Michael G. Robinson, Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL G. ROBINSON, whose name as MANAGING MEMBER of COLONIAL GROUP, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 31st day of October, 2012.



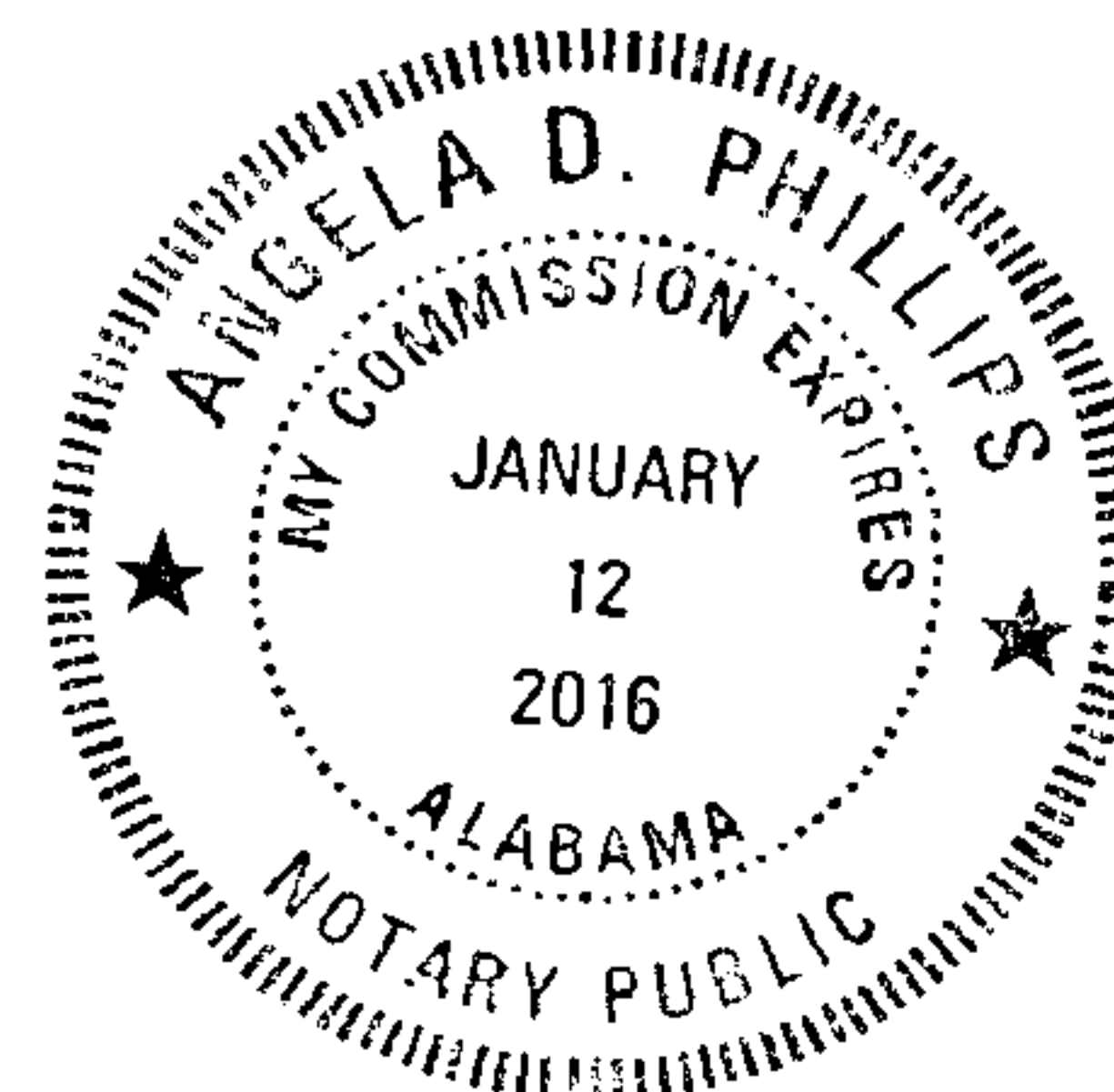
Notary Public
My commission expires 01/12/16


SEND TAX NOTICE TO:

William L. Robinson
129 Revolutionary Way
Montevallo, AL 35115

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2012-10-2194




20121106000425550 2/3 \$68.00
Shelby Cnty Judge of Probate, AL
11/06/2012 09:26:13 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Colonial Group, LLC
Mailing Address PO Box 605
Pelham, AL 35124

Grantee's Name William L. Robinson
Mailing Address 129 Revolutionary Way
Montevallo, AL 35115

Property Address 129 Revolutionary Way
Montevallo, AL 35115

Date of Sale 10/31/2012
Total Purchase Price \$ 199,500.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
Sales Contract Other
xx Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/31/2012
Unattested (verified by)

Print William L. Robinson
Sign (Grantor/Grantee/Owner/Agent) circle one



20121106000425550 3/3 \$68.00
Shelby Cnty Judge of Probate, AL
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Form RT-1