

This instrument was prepared by

(Name) Roberts Real Estate

(Address) P.O. Box 94, Montevallo, Alabama

940

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and Other Valuable Considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John H. Roberts, Jr. and wife, Laura Lou Roberts

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Laura Lou Roberts

(herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:

Begin at the Southernmost corner of Lot 11 in Shelby Shores, Map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 75; and run thence Northwesterly along the Southwest boundary of that certain land purchased by Robert F. McLeroy and wife, Lohner F McLeroy from Shelby Shores, Inc., by deed dated May 28, 1963, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 225, Page 551, to the South east boundary of River Drive; which said point is 30 feet Southwesterly from the Northwest corner of said Lot No. 11; thence run Southwesterly along the Southeast boundary of River Drive 100 feet to a point; thence Southeasterly 215 feet to a point measuring 120 feet Southwesterly from the point of beginning; thence Northerly 120 feet to the point of beginning. Subject to restrictive covenants dated November 1, 1962 and recorded in Deed Book 223, Page 9. Subject to utility permits of record.

Granters further convey to the grantees, their heirs and assigns, all rights and privileges conveyed to them in that certain right-of-way deed from Lloyd W. Chessser and wife, Margaret B. Chessser dated August 28, 1974 and recorded in Deed Book 288, Page 494, in the Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
08/21/1978 12:00:00AM FILED/CERT

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 15th day of August, 1978.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

AUG 21 PM 3:00

Rec. 1.50

Doc. (Seal) 3.00

John H. Roberts, Jr. (Seal)

Laura Lou Roberts (Seal)

STATE OF ALABAMA
Shelby County

General Acknowledgment

I, Geraldene Miller, a Notary Public in and for said County, in said State, hereby certify that John H. Roberts and wife, Laura Lou Roberts 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, A. D., 1978

Roberts Real Estate
P.O. Box
Montevallo, Ala.

Geraldene Miller
Notary Public.
COMMISSION EXPIRES 9/20/81