

Send Tax Notice To:

James M. Robertson
311 Tennyson Drive
Helena, Alabama 36880
PID# 13-6-14-3-001-005

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Ninety-Eight Thousand and 00/100 (\$98,000.00)** to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Patrick S. Bell, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

James M. Robertson and Susan H. Robertson

(herein referred to as Grantees), for and during their joint lives and upon the death of any or 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:

See Exhibit "A" Attached Hereto for Legal Description

\$ 122000 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1999 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the **GRANTEES** herein, in the event one **GRANTEE** herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving **GRANTEE**, and if one does not survive the other, then the heirs and assigns of the **GRANTEES** herein shall take as tenants in common.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1999-22777

06/01/1999-22777
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 HWS

12.00

Inst # 1999-25879


06/21/1999-25879
11:08 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

11.50

003 HWS

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 24th day of May, 1999.



Patrick S. Bell

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patrick S. Bell, an unmarried person** whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of May, 1999.



NOTARY PUBLIC
MY COMMISSION EXPIRES 09/21/02

(AFFIX SEAL)

OUR FILE NO.: 99071RB

This instrument prepared by:
W. Russell Beale, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
300 Cahaba Park South, Suite 104
Birmingham, AL 35242

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06/01/1999-22777
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002 NWS 12.00

EXHIBIT "A"

Begin at the NW corner of the NW ¼ of the SW ¼ of Section 14, Township 20 South, Range 3 West and run South 2°0' East for 533 feet to the point of beginning. Then run South 2°0' East for 187 feet, then run North 89°38' East for 274.7 feet, then run North 0°22' West for 180 feet, then run North 88°55' West for 277.5 feet back to the point of beginning.

Situated in Shelby County, Alabama.

ALSO:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West; thence S 2°28'06" E along the westerly boundary line of said 1/4-1/4 section a distance of 471.38' to the point of beginning; thence continue along the last described course a distance of 57.26'; thence S 88°56'03" E a distance of 276.91'; thence S 1°41'44" E a distance of 180.00'; thence N 89°38'00" E a distance of 25.00'; thence N 1°41'44" W a distance of 236.59'; thence N 88°56'03" W a distance of 302.70' to the point of beginning.

EASEMENT:

An easement for ingress and egress, as recorded in Misc. Book 11, page 127 in the Probate Office of Shelby County, Alabama; twenty feet in width lying ten feet on each side of the following described line. All lying in the Northwest Quarter of the Southwest Quarter of Section 14, Township 20 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama; commence at the NW corner of the NW 1/4 of the SW 1/4 of said section, thence in a southerly direction along and with the west line of said 1/4-1/4 section 217.89 feet to a point; thence with a deflection angle of 88°22' left, 191.52 feet to the point of beginning of the centerline of said ingress-egress easement; thence with a deflection of 72°36'40" right, 333.20 feet to the beginning of a curve to the left, having a central angle of 68°04'50" and a radius of 103.62 feet; thence along the arc of said curve 123.13 feet to the end of said curve; thence tangent to said curve 122.0 feet to the southwesterly right of way margin of Shelby County Highway 279 and the end of said easement.

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