

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollars (\$1.00) , the receipt and sufficiency of which are hereby acknowledged, that, Edward Roberts and wife Francis Roberts, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Danny Roger Roberts, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the SW ¼ of the SE ¼ of Section 22 Township 21 South, Range 1 West; thence run South 89 degrees 26 minutes 50 seconds West 39.29 feet to a point situated on the edge of a gravel road; thence run along the edge of said gravel road South 4 degrees 17 minutes 09 seconds East 80.07 feet; thence run South 8 degrees 25 minutes 44 seconds East 185.00 feet; thence run South 22 degrees 39 minutes 43 seconds West 61.61 feet to the point of beginning; thence run South 7 degrees 02 minutes 54 seconds West 37.06 feet; thence run South 10 degrees 57 minutes 52 seconds East 40.60 feet; thence run South 0 degrees 49 minutes 16 seconds West 105.78 feet; thence run South 10 degrees 04 minutes 05 seconds West 134.35 feet; thence run North 88 degrees 48 minutes 12 seconds East 150.00 feet; thence run North 71 degrees 01 minutes 13 seconds East 292.08 feet to a pint situated in the centerline of a branch; thence run along the centerline of said branch North 15 degrees 08 01 seconds East 69.41 feet; thence run North 11 degrees 12 minutes 59 seconds East 88.14 feet; thence run North 58 degrees 27 minutes 22 seconds East 38.88 feet; thence run North 84 degrees 49 minutes 51 seconds West 474.67 feet to the point of beginning.

Subject to a 15-foot easement for roadway over the West 15 feet of the above described property.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

Inst # 2001-33101

08/07/2001-33101
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 14.50

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this the 7th day of August, 2001, at Shelby, Alabama.


Edward Roberts


Francis Roberts

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGEMENT

I, Angela Thomas, a Notary Public for the State at Large, hereby certify that Edward Roberts and wife Francis Roberts whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he [she or they] executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8th day of August, 2001.


Notary Public

My Commission Expires: June 18, 2005

THIS INSTRUMENT PREPARED BY:
William P. Powers
100 North Main Street
Columbiana, AL 35051

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