



20040929000536990 Pg 1/3 374.00
Shelby Cnty Judge of Probate, AL
09/29/2004 08:44:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three hundred fifty six thousand six hundred \$(356,600.00) in hand paid to the undersigned **LELAND E. ROBERTS AND GRETCHEN M. ROBERTS, HUSBAND AND WIFE**, (herein referred to as **GRANTORS**) in hand paid by **SIRVA RELOCATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY**,

herein referred to as **GRANTEES**, herein the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, GRANT, BARGAIN, SELL and CONVEY unto GRANTEES, as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, ALABAMA, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO:

ADVALOREM TAXES DUE 2005 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO NOT OWNED BY GRANTORS.

EASMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS AND CONDITIONS OF RECORD.

\$ 0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The GRANTORS do for themselves, their heirs and assign, covenant with the said GRANTEES, their executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will and their heirs, executors, administrators and assigns forever warrant and defend against the lawful claims of all persons.

IN WITNESS WHEREOF, **LELAND E. ROBERTS AND GRETCHEN M. ROBERTS, HUSBAND AND WIFE**, have hereunto set their hand and seal this 20th day of August, 2004.

Leland E. Roberts
LELAND E. ROBERTS

Gretchen M. Roberts
GRETCHEN M. ROBERTS

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that **LELAND E. ROBERTS**, Grantor, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2004.

Denise B. Biddle
NOTARY PUBLIC
My Commission Expires: November 29, 2005

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that **GRETCHEN M. ROBERTS**, Grantor, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2004.

Denise B. Biddle
NOTARY PUBLIC
My Commission Expires: November 29, 2005

GRANTEE'S ADDRESS:

**THIS INSTRUMENT PREPARED BY:
STEWART TITLE GUARANTY COMPANY
1980 POST OAK BLVD
HOUSTON, TX 77056**

EXHIBIT "A"

-----LEGAL DESCRIPTION-----

Commence at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 14, Township 18 South, Range 1 East, and run in a southerly direction along the westerly line of said 1/4-1/4 section for 66.0 feet to a point; thence run North 89 degrees 25 minutes 59 seconds East for a distance of 48.01 feet to a point on the northeasterly line of the Central of Georgia Railroad R.O.W., said point being the point of beginning; thence run South 61 degrees 13 minutes East along said R.O.W. line for 1401.69 feet to a point; thence run North 32 degrees 20 minutes 40 seconds East for 386.09 feet to a point on the Southwest R.O.W. line of Alabama Highway No. 25; thence run in the arc of a curve to the right, having a radius of 594.40 feet and a central angle of 25 degrees 51 minutes 37 seconds and along said R.O.W. line for 268.28 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve North 20 degrees 57 minutes 46 seconds West and along said R.O.W. for 11.23 feet to the P.C. (point of curve) of a curve to the left; thence in the arc of said curve, having a radius of 467.81 feet and a central angle of 18 degrees 22 minutes 06 seconds and along said R.O.W. for 149.97 feet to a point; thence run South 89 degrees 25 minutes 59 seconds West for a distance of 1207.56 feet to the point of beginning.

ALSO: LESS AND EXCEPT THAT PORTION OF SAID PROPERTY WHICH LIES NORTH OF AN OLD FENCE, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: Part of the NE 1/4 of the SE 1/4 of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows: From the NW corner of said 1/4-1/4 section, run South 0 degrees 17 minutes 02 seconds East along the 1/4-1/4 section line, 66.0 feet; thence North 89 degrees 25 minutes 59 seconds East, 48.01 feet to the point of beginning; thence South 61 degrees 13 minutes East along the North right of way of the Central of Georgia Railroad, 193.07 feet; thence North 88 degrees 52 minutes 52 seconds East along a fence, 501.92 feet; thence North 88 degrees 18 minutes 51 seconds East along said fence, 266.31 feet; thence North 88 degrees 34 minutes 33 seconds East along said fence, 318.16 feet to a pipe at the right of way of Alabama Highway No. 25; thence northwesterly along said right of way, along a curve with chord bearing North 32 degrees 06 minutes 44 seconds West, 93.63 feet; thence South 89 degrees 25 minutes 59 seconds West along a line parallel with the 1/4-1/4 section line, 1207.56 feet to the point of beginning.