

(Name) Harrison and Conwill  
Attorneys at Law  
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

7787

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Two Thousand and no/100 DOLLARS

See Mtg 357-149

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

Stanley L. Chesser and wife, Cynthia D. Chesser

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

Laura Jean Roberts and Rosemary Roberts

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby 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 Southeast 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.

Grantors 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. Chesser and wife, Margaret B. Chesser dated August 28, 1974 and recorded in Deed Book 288, Page 494, in the Probate Office of Shelby County, Alabama.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of August, 1976.

BOOK 300 PAGE 432

STATE OF ALA. SHELBY CO.  
I CERTIFY: THIS  
INSTRUMENT WAS FILED

1976 AUG 17 PM 1:37

Deed July 50

Done at Columbus

JUDGE OF PROBATE

(SEAL)

Stanley L. Chesser

(SEAL)

(SEAL)

Cynthia D. Chesser

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Stanley L. Chesser and wife, Cynthia D. Chesser

whose name(s) 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August, A.D. 1976.