

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
 Suite 820 Independence Plaza
 (Address) Birmingham, AL 35209

SEND TAX NOTICE:

Michael P. Robards

SHAGBARK ROAD
 Birmingham, AL 35214

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

and no/100

That in consideration of One Hundred Thirty Eight Thousand, Three Hundred DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jesse S. Pevear, III, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
 Michael P. Robards and Joan D. Robards

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 826, according to survey of Riverchase Country Club fifteenth
 Addition as recorded in Map Book 8, page 168, in the Probate
 Office of Shelby County, Alabama.
 Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

\$124,450.00 of the purchase price recited above was paid
 from a mortgage loan closed simultaneously herewith.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE
 GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 other-
 wise 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, I have hereunto set my hand(s) and seal(s), this 5th
 day of June, 1984

WITNESSES: I CERTIFY THIS INSTRUMENT WAS FILED
 1984 JUN -7 AM 8:47
 See Mfg 450-176
 JUDGE OF PROBATE
 (Seal) (Seal) (Seal) (Seal)
 Jesse S. Pevear, III (Seal)
 (Seal) (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Jesse S. Pevear, III
 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 executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 5th day of June A. D., 1984