

SEND TAX NOTICE TO:

(Name) Hattie Mae Ledbetter

(Address) P.O. Box 173  
Wilsonville, AL 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law  
Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-4 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100 (\$500.00) DOLLARS

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

Hattie Mae Ledbetter, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Hattie Mae Ledbetter and Richard Roberts

(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 5, according to the survey of Hager's Addition to Columbiana, as recorded in Map Book 13, Page 7, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 1990 and subsequent years., and easements, restrictions, and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HER SPOUSE.

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|                  |      |
|------------------|------|
| 1. Deed Tax      | 1.50 |
| 2. Mfg. Tax      | 2.50 |
| 3. Recording Fee | 3.00 |
| 4. Indexing Fee  | 1.00 |
| 5. No Tax Fee    | 1.00 |
| 6. Certified Fee | 1.00 |
| Total            | 7.00 |

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, 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 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 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 otherwise 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 1st day of March, 19 90.

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)

90 MAR -1 PM 2:45 (Seal)

J. H. Atchison, Jr. (Seal)  
JUDGE OF PROBATE

STATE OF ALABAMA }  
SHELBY COUNTY }

Hattie Mae Ledbetter (Seal)  
Hattie Mae Ledbetter

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hattie Mae Ledbetter 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, A.D., 19 90

Clair F. Rouse