

This instrument was prepared by

(Name) Virginia S. Brown

(Address) 415 Parkway Circle East, Montevallo, Al 35115

WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty thousand (\$20,000) dollars and no/100

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

Virginia S. Brown

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

John H. Roberts

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Carrie Daly lot; thence South 84 deg. 00 min. East along the North boundary of Highway 25 for 189.00 Feet; thence north 01 deg. 56 min. 47 sec. West for 619.50 feet to the point of beginning; thence North 81 deg. 32 min. 06 sec. East for 77.65 feet; thence North 05 deg. 56 min. 42 sec. East for 120.78 feet to the South boundary of Highway 269; thence North 76 deg. 37 min. 57 sec. West for 152.73 feet; thence South 05 deg. 43 min. 04 sec. West for 179.25 feet; thence North 81 deg. 32 min. 06 sec. East for 77.99 feet to the point of beginning. Situated in the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

Together with a non-exclusive easement of ingress and egress over and across the following real estate situated in Shelby County, Alabama; Commence at the Southeast corner of the Carrie Daly lot; thence South 84 deg 00 min. East along the North boundary of Highway 25 for 169.00 feet to the point of beginning; thence continue along previous course for 20.00 feet; thence North 01 deg. 56 min. 47 sec. West 619.50 feet; thence South 81 deg. 32 min. 06 sec. West for 19.94 feet; thence South 1 deg. 56 min. 47 sec. East 614.47 feet to the point of beginning; being situated in 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 the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 5th day of October, 1992.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, Laura Lou Leighton, a Notary Public in and for said County, in said State, hereby certify that Virginia S. Brown, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October A. D. 1992

Laura Lou Leighton
MY COMMISSION EXPIRES JULY 27, 1996 Notary Public

10/06/1992-22469
01:30 PM CERTIFIED
SHELBY COUNTY, STATE OF PROBATE
001 REC'D