

THIS INSTRUMENT WAS PREPARED BY:

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SEND TAX NOTICE TO:

Robert M. Roan
505 Anemone Street
Panama City Beach, FLA
32413

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY-FIVE THOUSAND DOLLARS (\$55,000.00) to the undersigned Grantor (Whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, ROBERT M. ROAN and wife, KATHRYN A. ROAN, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CHRISTOPHER T. WIDEMAN and wife, RHONDA L. WIDEMAN, (herein referred to as Grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the West 1/2 of the East 1/2 of the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West for the point of beginning; thence in a Northerly direction along the west line of said West 1/2 and run a distance of 100.0 feet; thence turn an angle of 90 deg. 54 min. to the right a distance of 331.4 feet to the East line of the above said West 1/2 of East 1/2 of the NW 1/4 of the NE 1/4; thence turn an angle of 89 deg. 06 min. to the right for a distance of 100.0 feet; thence turn an angle of 90 deg. 54 min. to the right for a distance of 331.4 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except the East 150 feet of subject property.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as

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aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28 day of October, 1992.

Robert M. Roan (Seal)
Robert M. Roan

Kathryn A. Roan (Seal)
Kathryn A. Roan

STATE OF FLORIDA
COUNTY OF BAY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that ROBERT M. ROAN and wife, KATHRYN A. ROAN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of October, 1992.

June E. Durabauer
Notary Public

Notary Public, State of Florida
My Commission Expires March 6, 1997
Bonded Thru Troy Fain - Insurance Inc.

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