

This instrument prepared by:
John N. Randolph, Attorney
Slote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
David Roberts, IV
Beebe E. Roberts
2217 Vestavia Drive
Birmingham, Alabama 35216

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **One Hundred Thirty Thousand and 00/100'S *** (\$130,000.00) Dollars** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Helen R. Nolen, unmarried** (herein referred to as grantor) do grant, bargain, sell and convey unto **David Roberts, IV and Beebe E. 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:

From the true N.E. corner of the SE1/4-NE1/4 of Section 14, T20S-R1W, being the point of beginning of herein described parcel of land, run thence South along the true East boundary of said SE 1/4 - NE 1/4 a distance of 1265.93 feet; thence turn 87 degrees 03 minutes 35 seconds right and run 1335.11 feet to an accepted iron pin; thence turn 93 degrees 04 minutes 07 seconds right and run 1306.92 feet to an accepted iron pin; thence turn 88 degrees 41 minutes 17 seconds right and run 1330.71 feet to the point of beginning of herein described parcel of land, containing 39.33 acres.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Rights of ingress and egress.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 25th of January, 1994.

Helen R. Nolen (Seal)
Helen R. Nolen

STATE OF NEW YORK
COUNTY OF WESTCHESTER

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen R. Nolen, unmarried 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January, 1994.

Joseph W. DiGiACinto
Notary Public
Affix Seal

JOSEPH W. DIGIACINTO
Notary Public, State of New York
No. 02D/9822892
Qualified in Westchester County
Commission Expires March 30, 1995

Inst # 1994-06963

03/03/1994-06963
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 138.50

Inst # 1994-06963