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This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) H. Ross Roberts, Jr.
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TEN THOUSAND AND NO/100THS (\$110,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Clyde D. Howard, a married man and Jerry Lucas, a single individual
(herein referred to as grantors), do grant, bargain, sell and convey unto

H. Ross Roberts, Jr. and wife, Kim M. 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:

A tract of land situated in the NW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama and run South 89 deg. 23 min. 51 sec. East for 359.09 feet to point of beginning; thence continue South 89 deg. 23 min. 51 sec. East for 851.93 feet; thence North 05 deg. 44 min. 45 sec. West for 993.88 feet; thence North 89 deg. 36 min. 01 sec. West for 439.57 feet; thence North 00 deg. 34 min. 56 sec. East for 63.04 feet; thence North 88 deg. 24 min. 45 sec. West for 376.27 feet to a point of intersection with the East line of a 60.00 foot ingress and egress easement; thence South 02 deg. 36 min. 32 sec. West along said Easement for 490.74 feet; thence South 05 deg. 32 min. 15 sec. East for 572.57 feet to the point of beginning; being situated in Shelby County, Alabama. Also the right of ingress and egress and utilities over and along that certain non-exclusive 60 foot private easement lying West of and adjacent to subject property and which easement leads in a southerly direction from Shelby County Highway No. 32 to the southwest corner of the above described property, as shown by survey of Jimmy Brasfield dated 16th day of June, 1995.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This property is not the homestead property of Clyde D. Howard or Jerry Lucas as defined by the code of Alabama.

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hand(s) and seal(s) this 19th
day of June, 19 95.

WITNESS

_____, (Seal)
_____, (Seal)
_____, (Seal)

Clyde D. Howard (Seal)
Jerry Lucas (Seal)
_____, (Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, Courtney H. Mason, Jr.
certify that Clyde D. Howard, and Jerry Lucas, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of June A.D., 19 95.

My Commission Expires: 3/5/99

Notary Public

06/21/1995-16234
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
118.50

Inst # 1995-16234