

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Candace Roberson
(Address) P.O. Box 1267
Calera, AL 35040

Send Tax Notice to:
(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

500.00

That in consideration of One Dollar and/no*****(\$1.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Michael E. Roberson and Candace Roberson, husband and wife
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
C+S Contractors, Inc.
(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Country View Estates, Phase I, as recored in Map Book 10 page 10 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO: The following described additional land:
Commence at the Northwest corner of said Lot 19, Country View Estates, Phase I, as recorded in Map Book 10 page 10 in the Office of the Judge of Probate of Shelby County, Alabama and run thence Southwesterly along the West line of said Lot 19 a distance of 175.89 feet to the point of beginning of the property being described: thence continue along last described course 134.11 feet to a point; thence turn 89 degrees 01 minutes 18 seconds left and run 120.17 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 120.00 feet to the point of beginning, all being situated W $\frac{1}{2}$ of the W $\frac{1}{2}$ of Section 23, Township 22 S, Range 2W, Shelby County, Alabama.

Inst # 1996-14986

This property is not the homestead of
Candace B. Roberson and Candace Roberson are one in the same.

05/08/1996-14986
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of May, 19 96.

(Seal)

(Seal)

(Seal)

Michael E. Roberson (Seal)
Michael E. Roberson
Candace Roberson (Seal)
Candace Roberson

STATE OF ALABAMA }
Shelby County } **General Acknowledgment**

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E. and Candace Roberson, whose name(s) 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 6th day of May, 19 96.
February 22, 1998
My Commission Expires:
Paula N. Little
Notary Public

Cahaba

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