

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1998-07033
03/02/1998-07033
02:50 PM CERTIFIED
WARRANTY DEED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 71.50

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED EIGHTY EIGHT THOUSAND & NO/100... (\$288,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Joe Neil Roberts and wife, Patricia Ann Roberts and Tara M. Roberts and wife, Joe K. Roberts (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Andrew J. Botzer, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24-A, according to a Resurvey of Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, of Heatherwood, 1st Sector, as recorded in Map book 9 page 25 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

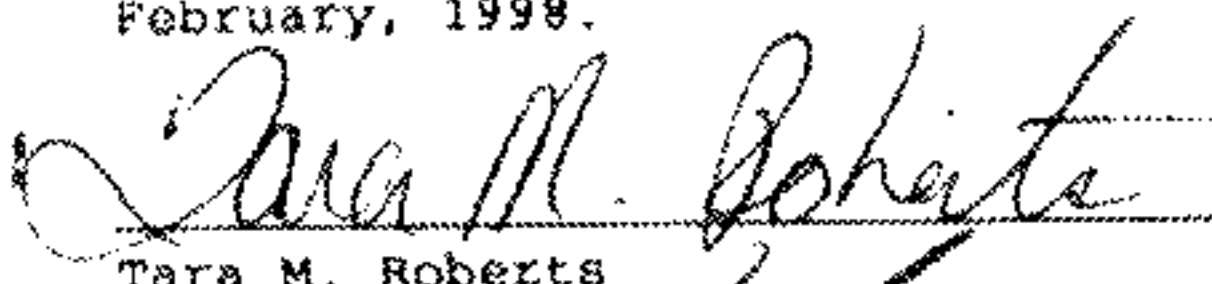
\$227,150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 208 Oakmont Circle Birmingham, Alabama 35244

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

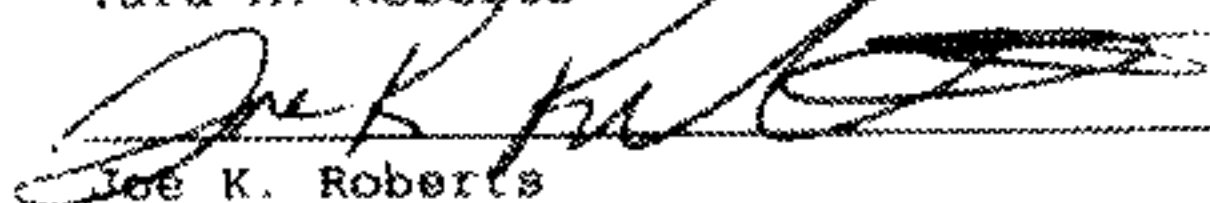
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of February, 1998.


Tara M. Roberts

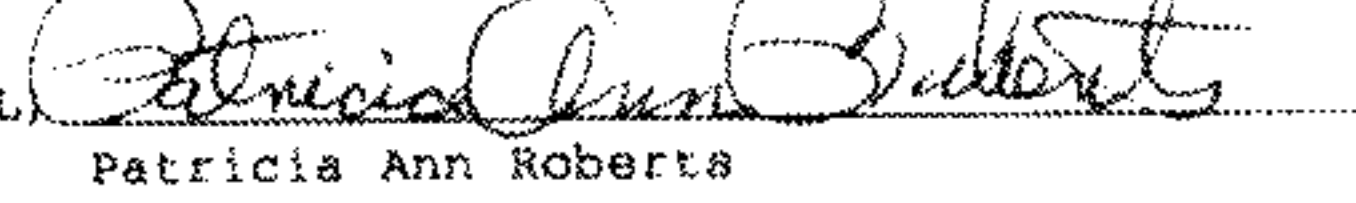
(SEAL)


Joe Neil Roberts

(SEAL)


Joe K. Roberts

(SEAL)


Patricia Ann Roberts

(SEAL)

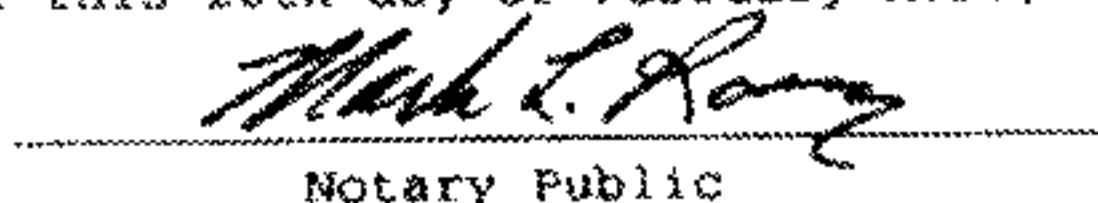
STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Neil Roberts and wife, Patricia Ann Roberts and Tara M. Roberts and wife, Joe K. Roberts 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 26th day of February A.D., 1998


Notary Public

MARK L. ROWE
MY COMMISSION EXPIRES
10/05/2001