

This instrument was prepared by

Send Tax Notice To: Billy H. Roberts, Sr.

(Name) Lamar Ham

name

234 Highway 408

address

Shelby, AL 35143

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100-----  
DOLLARS (\$135,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Haywood W. Kite and wife, Sybil B. Kite

(herein referred to as grantors) do grant, bargain, sell and convey unto Billy H. Roberts, Sr. and wife, Phyllis J. 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:

See Attached Exhibit "A" for legal description.

Subject to current taxes, easements, covenants, restrictions and rights of way  
of record, mineral and mining rights.

\$ 65,000.00 of the purchase price was provided by a mortgage loan closed  
simultaneously herewith.

01/04/1999-00148  
12:16 PM CERTIFIED  
SHELBY COUNTY ALA  
1998

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 the 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 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 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 15th  
day of December, 19 98.

*Haywood W. Kite  
by Sybil B. Kite*

*Attorney in Fact  
Sybil B. Kite*

Haywood W. Kite, by Sybil B. Kite, Attorney in Fact  
Sybil B. Kite

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that  
Sybil B. Kite  
whose name(s) 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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 15th day of December, A.D., 19 98

\*as Attorney in Fact for Haywood W. Kite under  
Power of Attorney recorded in Inst #1998-02019

\*\*Individually and in her capacity as such  
Attorney in Fact and with full authority

Lamar Ham

Notary Public

My Commission Expires

September 9, 2001

EXHIBIT "A"

The following tract of land being described being situated in the SE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama. The description of said tract of land begins at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 11, going south along said section line for a distance of 473.6 feet; thence an angle of 41 degrees 15 minutes right 210.0 feet; thence 3 degrees 00 minutes right run 150.00 feet; thence 20 degrees 26 minutes right run 100.00 feet; thence 16 degrees 15 minutes 0 seconds right run southwesterly for 100.00 feet; thence 18 degrees 57 minutes 0 seconds right run westerly for 100.00 feet; thence 11 degrees 7 minutes 0 seconds right run northwesterly for 100.00 feet; thence 8 degrees 22 minutes 0 seconds left run westerly for 100.00 feet; thence 9 degrees 15 minutes 0 seconds left run westerly for 100.00 feet to the point of beginning; thence 97 degrees 32 minutes left run southerly 458 feet plus or minus to the highwater elevation of Alabama Power Company Lake, which establishes the East boundary line of said tract of land; thence from the Point of beginning, 97 degrees 32 minutes right from the East boundary line run 100.00 feet along county road; thence 87 degrees 06 minutes left run southerly 368.5 feet plus or minus to the highwater elevation of Alabama Power Company Lake; thence Easterly along the highwater elevation for 150.0 feet to the East boundary line; thence North along East boundary line to the Point of Beginning.

According to the survey of Thomas E. Simmons, dated December 9, 1998.

Inst # 1999-00148

01/04/1999-00148  
12:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 81.00