

This instrument was prepared by:
Shelly Moss
Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
J. Fielding Pierce
355 County Road # 338
Chelsea, Alabama, 35043

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 Twelve Thousand and 00/100 Dollars (\$112,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Russell S. Roberts and his wife Tate H. Roberts

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

J. Fielding Pierce and Anne L. Pierce

(hereinafter 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 in the N 1/4 of the NW 1/4 of Section 4, Township 20 South Range 1 West and being more particularly described as follows:

Commence at the NE corner of said N 1/4 of NW 1/4 a 1" open pipe found, and run thence Southerly along the East boundary line of said quarter section 651.14 feet to a 1/2" yellow capped iron pin found on the South line of the easement of Charob Lake Trail, a 60 foot wide public road and the point of beginning; thence continue previous course along the East Boundary of said quarter section 661.44 feet to a 1/2" Iron pin found; thence 88°45'31" right and run Westerly 113.97 feet to a 1/2" yellow capped iron pin set; thence right 91°15'15" and run Northerly 353.78 feet to a 1/2" yellow capped iron pin set; thence left 37°37'56" and run Northwesterly 116.43 feet to a 1/2" yellow capped iron pin set; thence 37°36'30" right and run Northerly 215.00 feet to a 1/2" yellow capped iron pin set on the Southerly line of said Charob Lake Trail; thence right 89°06'34" and run Easterly along and with said road right of way line 185.00 feet to the point of beginning, making a closing left interior angle of 89°05'54". Situated in Shelby County, Alabama.

\$ 80,000.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

Subject to: (1) 1998 ad valorem taxes not yet due and payable and
(2) all easements, rights-of-way and encumbrances of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 14th day of December, 1998.



Russell S. Roberts

(Seal)



Tate H. Roberts

(Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Russell S. Roberts and Tate H. 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 14th day of December, 1998.

01/06/1999-00568

09:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CM

40.50


Notary Public: Shelly Moss James W Davis
My Commission Expires: 11-5-01

4-4-99

Inst # 1999-00568