

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) MR. AND MRS. CHARLES R. ROPER

(Address) 7727 HWY 17 MAYLENE, AL 35114

This instrument was prepared by

(Name) W. M. VANRON

(Address) 526 COTTON DALE DRIVE HUEYTOWN, AL 35023-1901

Form 1-1-97 Rev. 1-99

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE and 00/100 (\$1.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, WILLIE ROPER AND WIFE, SUE ROPER

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CHARLES R. ROPER AND WIFE, ROBBIN L. ROPER

(herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:

SHELBY

SEE ATTACHED

Inst # 1999-07961

02/25/1999-07961
02:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NRB 14.00

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 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 hands(s) and seal(s), this 22ND day of FEBRUARY, 19 99.

..... (Seal)
..... (Seal)
..... (Seal)

Willie Roper (Seal)
WILLIE ROPER
Sue Roper (Seal)
SUE ROPER
..... (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

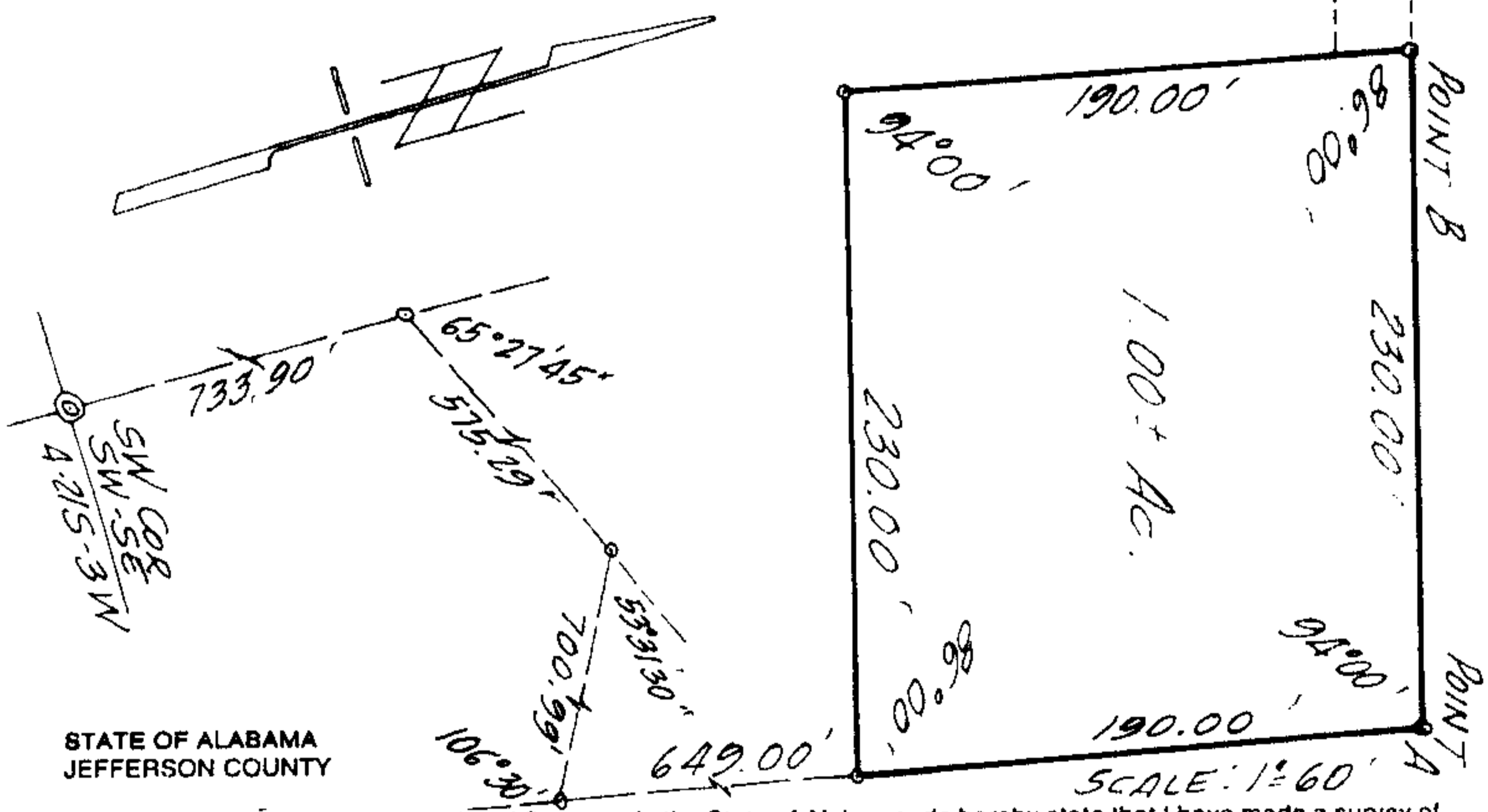
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that WILLIE ROPER AND WIFE, SUE ROPER, whose name & ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22ND day of FEBRUARY, A. D., 19 99.

My Commission Expires 5/14/02

[Signature]
Notary Public

SEE BACK FOR LEGAL
DESCRIPTION



STATE OF ALABAMA
JEFFERSON COUNTY

I, W.M. VARNON, a Professional Land Surveyor in the State of Alabama, do hereby state that I have made a survey of the property shown above and as described below and that all parts of this survey and drawing have been performed in accordance with the Minimum Technical Standards for the practice of Land Surveying in the State of Alabama, subject to notes and notations shown hereon.

SEE BACK

Description: Lot _____ Block _____

Recorded in Map Book _____ Page _____ in the Probate Office of Jefferson County
Bessemer Division

The correct street address is: Boundary Survey Only

The purpose of this certificate is to satisfy mortgage loan requirements only.
No other use is implied or intended.

According to my survey this 9 day of February, 1999.



W.M. Varnon
VARNON SURVEYORS, INC., It's President

- NOTE.
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LAND SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 2. ALL BEARINGS AND/OR ANGLES AND DISTANCES ARE DEED/RECORD MAP AND ACTUAL UNLESS OTHERWISE NOTED. DESD = (D); ACTUAL = (A); RECORD MAP = (M)
 3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 4. THE SHOWN NORTH ARROW IS BASED ON AN ASSUMED BEARING FROM A WELL DEFINED LINE

VARNON SURVEYORS, INC.
W.M. VARNON, Professional Land Surveyor
Alabama Registration No. 9324
526 Coltondale Drive, Hueytown, AL 35023-1901
Telephone: (205) 491-9872

DESCRIPTION, to wit:

Begin at the southwest corner of the South-West quarter of the South-East quarter of Section 4, Township 21 South, Range 3 West; thence in a northerly direction along the west line of said quarter-quarter section 733.90 feet; thence turn right $65^{\circ}27'45''$ in a northeasterly direction 575.29 feet, more or less, to the northeast corner of Lot 6 - Woodland Hills Subdivision (Map Book 5, Page 90, Shelby County Probate Office); thence turn right $53^{\circ}31'30''$ in a southeasterly direction along the north boundaries of said Woodland Hills Subdivision and Woodland Hills - First Phase - Third Sector (Map Book 6, Page 7, Shelby County Probate Office), Woodland Hills - Second Phase - First Sector (Map Book 6, Page 138, Shelby County Probate Office) and a projection thereof 700.99 feet; thence turn left $106^{\circ}30'$ in a northeasterly direction along the west boundary of said Woodland Hills - Second Phase - First Sector 649.00 feet to the point of beginning; thence continue in a northeasterly direction along same last mentioned line 190.00 feet (Point A); thence turn left $86^{\circ}00'$ in a north-westerly direction along the southwest boundary of McLaughlin Property 230.00 feet (Point B); thence turn left $94^{\circ}00'$ in a southwesterly direction 190.00 feet; thence turn left $86^{\circ}00'$ in a southeasterly direction 230.00 feet to the point of beginning, ALSO an easement for ingress and egress, said easement being 30.00 feet in width and also being 30.00 feet south of the following described line:

Begin at Point A as described above; thence in a northwesterly direction 230.00 feet to Point B as described above, said point being the point of beginning of north easement line herein described; thence continue in a northwesterly direction along a straight line projection of a line between Point A and Point B as described above, 743.50 feet, more or less, to intersection with the southeast right-of-way of Shelby County Highway 17, said intersection being the terminus of line herein described.

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