

This instrument was prepared by:
Michael J. Romeo
15 Office Park Circle, Suite 100
Birmingham, AL 35223

WHEN RECORDED RETURN TO
April & Anthony Boyd
166 Jasmine Drive
Alabaster, Alabama 35007

Form 1-1-27 Rev 1-66

WARRANTY DEED
(Jointly for life with rights of Survivorship)

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY-SEVEN THOUSAND DOLLARS AND NO/100 (\$97,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

Charles D. Roberts, married,

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

April W. Boyd, and husband, Anthony Boyd

herein referred to as grantee, (whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to wit:

Lot 5, according to the Survey of Revised Meadows, Plat 2, as recorded in Map Book 20, Page 26, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad Valorem taxes due and payable in October, 1999.
2. 20 foot building line as shown on recorded map.
3. 10 foot easement on the south side of lot as shown on recorded map.
4. Restrictions and covenants appearing of record in Instrument # 1995-18312.

This is not the Homestead of the grantor.

TO HAVE AND TO HOLD to the said grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and the right of reversion.

AND we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantees, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set their signatures and seals, this 21ST day of April, 1999.

Witness:


Charles D. Roberts

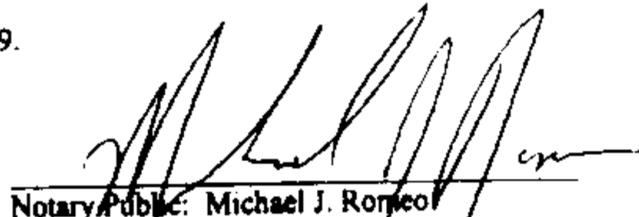
STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby **Charles D. Roberts, married**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 21ST day of April, 1999.

My commission expires:

7/27/2000


Notary Public: Michael J. Romeo

04/27/1999-17595
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.50

Inst # 1999-17595