

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

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

**SEND TAX NOTICE TO:**

(Name) Edward Roberts

(Address) P.O. Box 7  
Columbiana Ala 35051

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

**WARRANTY DEED** - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Five Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Kenneth M. Curtis, a single man

Inst # 1999-32017

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

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

08/02/1999-32017  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HNS 43.50

Begin at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 1 West; thence run South 89 degrees 26 minutes 50 seconds West 39.29 feet to a point situated on the edge of a gravel road; thence run along the edge of said gravel road South 4 degrees 17 minutes 09 seconds East 80.07 feet; thence run South 8 degrees 25 minutes 44 seconds East 185.00 feet; thence run South 22 degrees 39 minutes 43 seconds West 61.61 feet to the point of beginning; thence run South 7 degrees 02 minutes 54 seconds West 37.06 feet; thence run South 10 degrees 57 minutes 52 seconds East 40.60 feet; thence run South 0 degrees 49 minutes 16 seconds West 105.78 feet; thence run South 10 degrees 04 minutes 05 seconds West 134.35 feet; thence run North 88 degrees 48 minutes 12 seconds East 150.00 feet; thence run North 71 degrees 01 minutes 13 seconds East 292.08 feet to a point situated in the center line of a branch; thence run along the centerline of said branch North 15 degrees 08 minutes 01 seconds East 69.41 feet; thence run North 11 degrees 12 minutes 59 seconds East 88.14 feet; thence run North 58 degrees 27 minutes 22 seconds East 38.88 feet; thence run North 84 degrees 49 minutes 51 seconds West 474.67 feet to the point of beginning.  
SUBJECT TO a 15-foot easement for roadway over the West 15 feet of the above described property.

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, I have hereunto set my hand(s) and seal(s), this 29th day of July, 1999.

(Seal)  
(Seal)  
(Seal)

Kenneth M. Curtis (Seal)  
Kenneth M. Curtis (Seal)  
(Seal)

STATE OF ALABAMA  
Shelby

COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
Kenneth M. Curtis, whose name is signed to the foregoing conveyance, known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this 29th day of July, A.D., 1999.

My Commission Expires: 10/16/2000

Notary Public