

SEND TAX NOTICE TO:

Lucy C. McGiboney / Terry Lynn McGiboney

P. O. Box 474

Calera, Alabama 35040

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, POWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand and no/100 DOLLARS (\$8,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we Evelyn Roberts Burcham, a remarried widow of W. H. Roberts, deceased, Kencaid Roberts, a married man, Bobby Roberts, a married man, and Teresa Roberts Ellison, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Lucy C. McGiboney and Terry Lynn McGiboney (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by Grantor Evelyn Roberts Burcham for the purpose of identification.

Grantors are all the heirs of W. H. Roberts who deceased intestate more than eight years prior to the date of this document.

The property described on Exhibit "A" attached hereto constitutes no part of the homestead of any of the Grantors hereinabove named.

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, I, or each of us, have hereunto set my or our hands and seals, this 17 day of June, 1999.

Evelyn Roberts Burcham (SEAL)
Evelyn Roberts Burcham

Kencaid Roberts (SEAL)
Kencaid Roberts

Bobby Roberts (SEAL)
Bobby Roberts

Teresa Roberts Ellison (SEAL)
Teresa Roberts Ellison

06/13/1999-34165
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CCH 24.50

Inst # 1999-34165

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Evelyn Roberts Burcham, a remarried widow of W. H. Roberts, deceased, whose name 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 17th day of June, 1999.

Paula Head (SEAL)
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kencaid Roberts, a married man, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 1999.

Brenda M. Scott (SEAL)
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobby Roberts, a married man, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 1999.

Brenda M. Scott (SEAL)
Notary Public

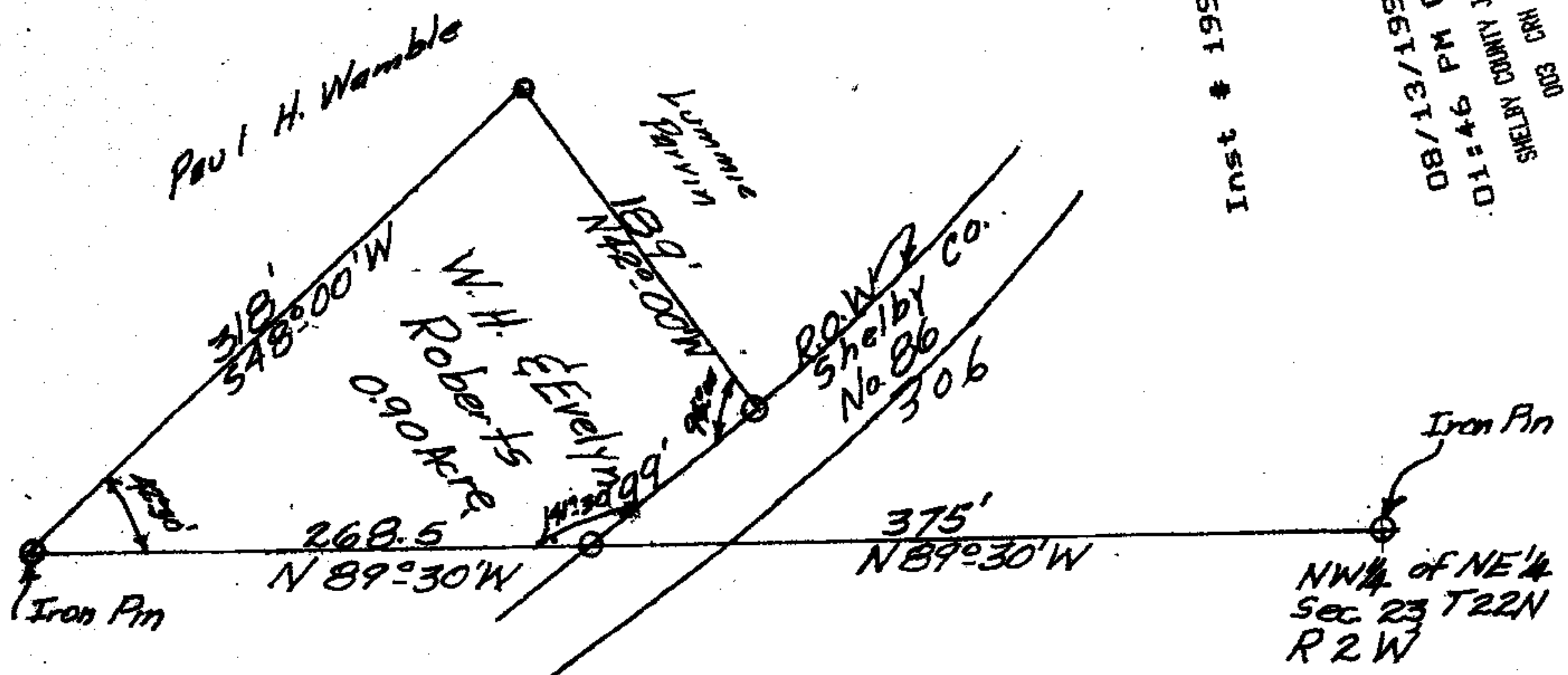
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Teresa Roberts Ellison, a married woman, whose name 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 17th day of June, 1999.

Brenda M. Scott (SEAL)
Notary Public

EXHIBIT "A"



Inst # 1999-34165

08/13/1999-34165
PM CERTIFIED
01:46 PM JUDGE OF PROBATE
SHELBY COUNTY JUDGE OF PROBATE
24.50
0033 CPM

Scale 1" = 100 Ft.

Beginning at an Iron Pin at the NW 1/4 of NE 1/4, Sec. 23, T22S, R2W, thence West along South line of forty a distance of 375 ft. where NW Right of Way of Shelby County Road No. 306 intersects said forty line to a point which is the point of beginning for described lot, thence NE along NW R.O.W. of said County Road a distance of 99 ft. to a point, thence Northwest a distance of 189 ft. to a point, thence Southwest a distance of 318 ft., thence East along said forty line a distance of 268.5 ft. to the point of beginning.

This land being and lying in the NW 1/4 of the NE 1/4 of Section 23, Township 22 South, Range 2 West and containing 0.90 acre, more or less.

SIGNED FOR IDENTIFICATION:

Evelyn Roberts Burcham
Evelyn Roberts Burcham