

SEND TAX NOTICE TO:
Claude J. Roberts, Jr.
Jolene K. Roberts
106 Indian Landing Road
Pelham, Alabama 35124

This instrument was prepared by:
Patrick F. Smith
Snickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of **One Hundred Sixty-four Thousand Nine Hundred and 00/100 Dollars (\$164,900.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Charles F. Beach and Margaret L. Beach, Husband and Wife** (hereinafter "Grantor", whether one or more), do grant, bargain, sell and convey unto **Claude J. Roberts, Jr. and Jolene K. Roberts**, as joint tenants with rights of survivorship (hereinafter "Grantees", whether one or more), all of my/our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**:

Lot 43, according to the Survey of Indiancreek, Phase III, as recorded in Map Book 15, Page 74 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

NOTE: \$124,900.00 of the above recited consideration has been obtained by a purchase money mortgage executed simultaneously herewith.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September

7, 1999

Charles F. Beach

Charles F. Beach

Inst. # 1999-37621

Margaret L. Beach

Margaret L. Beach

09/08/1999-37621
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 DM 48.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles F. Beach and Margaret L. Beach whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on September 7, 1999.

Patrick F. Smith
Notary Public

Commission Expires: 10/06/2001

