

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) Paul D. Fox

(Address)

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

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we.

John C. Robertson and wife, Katie J. Robertson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Alice Robertson Fox and husband, Paul Dustin Fox

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to wit:

Part of the East 1/2 of the NW 1/4 and part of the West 1/2 of the NE 1/4 of Section 20, Township 21 South Range 1 East; commence at the intersection of the West line of the East 1/2 of the NW 1/4 and the North right of way of Shelby County Highway #30; thence run in a Northeasterly direction along the North right of way of Highway #30 a distance of 1,200 feet to the point of beginning; thence turn an angle to the left and run in a Northwesterly direction perpendicular to said right of way a distance of 330 feet; thence turn to the right and run in a Northeasterly direction parallel to said Highway right of way a distance of 660 feet; thence turn an angle to the right and run in a Southeasterly direction perpendicular to said Highway right of way a distance of 330 feet to the Northwest right of way of the aforementioned Highway #30; thence turn an angle to the right and run in a Southwesterly direction along said right of way a distance of 660 feet more or less to the point of beginning.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1999-51764

12/22/1999-51764
12:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 the 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, we have hereunto set our hand(s) and seal(s), this 20 day of December, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

John C. Robertson (Seal)

Katie J. Robertson (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John C. Robertson and Katie J. Robertson whose name is 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 20 day of December, A.D. 19 99

Notary Public