

3115

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DONALD BUTLER  
100 ROYAL PLACE  
PELHAM, AL 35124

Inst # 2000-08051

03/14/2000-08051  
09:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
REC CL 78.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED and 00/100 (\$284,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DONALD L. ROBERSON and JOYCE F. ROBERSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DONALD BUTLER and SANDRA F. BUTLER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF ROYAL OAKS, SIXTH SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 70 FOOT BUILDING SETBACK LINE FROM ROYAL PLACE; 15 FOOT EASEMENT ALONG SOUTHERN PROPERTY LINE; 15 FOOT EASEMENT ALONG WEST PROPERTY LINE AND 10 FOOT EASEMENT ALONG NORTH SIDE OF SAID LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN REAL BOOK 66, PAGE 866.
4. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INSTRUMENT #1995-10078.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 386, PAGE 401.
6. PERMITS AND RIGHTS OF WAY OF RECORD.
7. OIL, GAS, AND MINERALS AND ALL OTHER SUBSURFACE INTEREST IN, TO OR UNDER THE LAND HEREIN DESCRIBED.



\$227,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTORS, DONALD L. ROBERSON and JOYCE F. ROBERSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s) this the 13th day of March, 2000.

  
DONALD L. ROBERSON

 acting by and through her attorney in fact   
JOYCE F. ROBERSON, ACTING BY AND THROUGH  
HER ATTORNEY IN FACT, DONALD L. ROBERSON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DONALD L. ROBERSON, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of March, 2000.

  
Notary Public

My commission expires:

7/11/02

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that DENALD L. ROBERSON, whose name as Attorney in Fact for JOYCE F. ROBERSON, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, he, in his capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 13th day of March, 2000.

  
Notary Public

My commission expires:

7/11/02

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BOOK C31 PAGE 70.30