

This instrument was prepared by
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Send Tax Notice to: **RONALD E. JACKSON**
(Name)
(Address) 3312 Sandhurst Rd
Birmingham, AL
35223

WARRANTY DEED

STATE OF ALABAMA
SHELBY AND CHILTON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY-TWO THOUSAND and 00/100, (\$142,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged

KERMIT H. ROBERSON, an unmarried man

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

RONALD E. JACKSON

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

PARCEL I:

SW 1/4 of SW 1/4 of Section 10, Township 24, Range 13 East, Shelby County, Alabama.

PARCEL II:

Begin at the Northwest corner of Section 15, Township 24 North, Range 13 East, Chilton County, Alabama; thence South 88 degrees 56 minutes 45 seconds East along the North boundary line of said section 500.00 feet to a 5/8" rebar; thence South 0 degrees 41 minutes 20 seconds East 54.22 feet to the North right of way line of Chilton County Road No. 95 and a 5/8" rebar; thence South 89 degrees 02 minutes 39 seconds West along said North right of way line 499.77 feet to the West boundary line of said section and a 5/8" rebar; thence leaving said right of way line North 0 degrees 41 minutes 20 seconds West 71.75 feet back to the Point of Beginning. Lying and being situated in the Northwest quarter of the Northwest quarter of Section 15, Township 24 North, Range 13 East, Chilton County, Alabama.

SUBJECT TO:

- Taxes for 2000 and subsequent years. 2000 ad valorem taxes are a lien but not due and payable until October 1, 2000.
- ~~Any other claims or encumbrances including additional taxes, liens, mortgages, judgments, etc.~~
- Permits and rights of way of record.
- ~~Any other claims or encumbrances including additional taxes, liens, mortgages, judgments, etc.~~

**SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON
EVEN DATE HERewith, IN FAVOR OF GRANTOR, IN THE SUM OF \$142,000.00.**

**APPROXIMATELY 98% OF THE ABOVE-DESCRIBED REAL ESTATE IS LOCATED IN SHELBY
COUNTY, ALABAMA, AND APPROXIMATELY 2% OF THE ABOVE-DESCRIBED REAL ESTATE IS
LOCATED IN CHILTON COUNTY, ALABAMA.**

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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th
day of April, 2000

(Seal)

Kermit H. Roberson
KERMIT H. ROBERSON

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that **KERMIT H. ROBERSON**

a Notary Public in and for said County,

whose name(s) 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 28th day of April, 2000

5/17/2003

My Commission Expires:

L. Michael P. Pamp
Notary Public