

SEND TAX NOTICE TO:

Name: Tara/Kyle Roberts
Address: 4450 Eagle Point Drive
Birmingham, AL 35242

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) and other good and valuable considerations** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Kay Pennington, a married woman**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Tara M. Roberts and husband, J. Kyle Roberts**, (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the S.E. corner of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and run N 01 deg. 18 min. 36 sec. W a distance of 1056.00' to a point; thence N 90 deg. W a distance of 2640.00' to the point of beginning; thence continue along last described course a distance of 608.00' to a point; thence S 45 deg. 34 min. 12 sec. E a distance of 237.31' to a point; thence S 11 deg. 50 min. 07 sec. W a distance of 100.00' to a point; thence S 90 deg. E a distance of 458.91' to a point; thence N 00 deg. 01 min. 47 sec. E a distance of 264.00' to the point of beginning, containing 3.0 acres. Subject to any and all easements, rights of way and or agreements of record or applicable law.

The above described property does not constitute any part of the homestead of the Grantor or her spouse.

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 do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

January **IN WITNESS WHEREOF**, I, have hereunto set my hand and seal this 24 day of January, 2002.

Kay Pennington (SEAL)
Kay Pennington

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Kay Pennington, an unmarried 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 24 day of January, 2002.

Anne B. Shirley
Notary Public
24-10-15-05

2002-04236
01/24/2002-04236
12:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 11.50