


Send Tax Notice To:

Howard Roberson
1870 Sunvalley Road
Harpersville, Alabama 35078
PID# 07-5-15-2-000-004.004

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY


20020802000361260 Pg 1/2 22.00
Shelby Cnty Judge of Probate, AL
08/02/2002 10:04:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **\$ 8,000.00**
Ten and 00/100 (\$10.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

James J. Craig, an unmarried person, and Janet Craig, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Howard Roberson and Della Pender

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
either of them, then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in **Shelby**
County, Alabama, to-wit:

**Commence at the NE Corner of the NE-1/4 of the NW-1/4 of Section 15,
Township 19 South, Range 2 East, Shelby County, Alabama, and run thence
Southerly along the East line of said quarter-quarter section a distance of
18.70 feet to a point on the South Right of Way line of Shelby County
Highway No. 83; thence turn 90 Degrees 16 Minutes 31 Seconds right and
run Westerly along said right of Way line a distance of 945.00 feet to the
Point of Beginning of the property being described: thence continue along
the last described course a distance of 105.00 feet to a point; thence turn
90 Degrees 16 Minutes 31 Seconds Left and run Southerly a distance of
210.00 feet to a point; thence turn 89 Degrees 43 Minutes 29 Seconds Left
and run Easterly a distance of 105.00 feet to a point; thence turn 90
Degrees 16 Minutes 31 Seconds Left and run Northerly a distance of
210.00 feet to the Point of Beginning.**

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2002 and subsequent years not yet due and
payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident
thereto.

**THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF
THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING
THE VALIDITY OF THE SAME.**

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

James J. Craig
James J. Craig
Janet Craig
Janet Craig

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James J. Craig, an unmarried person, and Janet Craig, an unmarried person** 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, this **26th** day of **July, 2002**.

W. Russell Beals, Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES: **09/21/02**

(AFFIX SEAL)

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Shelby Cnty Judge of Probate, AL
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OUR FILE NO.: **02045RBA**

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham, AL 35242