

This instrument was prepared by
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Send Tax Notice to: Jeffery L. Williams
(Name) _____ and Carolyn F. Williams
(Address) _____ 150 Highway 216
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Surv

20030428000260600 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
04/28/2003 13:27:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIXTY FIVE THOUSAND DOLLARS AND 00/100 (\$65,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John H. Roberts and wife, Mary M. Roberts
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jeffery L. Williams and wife, Carolyn F. Williams
(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Commence at the Southeast corner of the Carrie Daly lot; thence South 84 deg. 00 min. East along the North boundary of Highway No. 25 for 189.00 feet; thence north 01 deg. 56 min. 47 sec. West for 619.50 feet to the point of beginning; thence North 81 deg. 32 min. 06 sec. East for 77.65 feet; thence North 05 deg. 56 min. 42 sec. East for 120.78 feet to the South boundary of Highway No. 269; thence North 76 deg. 37 min. 57 sec. West for 152.73 feet; thence South 05 deg. 43 min. 04 sec. West for 179.25 feet; thence North 81 deg. 32 min. 06 sec. East for 77.99 feet to the point of beginning. Situated in the East ½ of the NE ¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

Together with a non-exclusive easement of ingress and egress over and across the following real estate situated in Shelby County, Alabama; Commence at the Southeast corner of the Carrie Daly lot; thence South 84 deg. 00 min. East along the North boundary of Highway No. 25 for 169.00 feet to the point of beginning; thence continue along previous course for 20.00 feet; thence North 01 deg. 56 min. 47 sec. West 619.50 feet; thence South 81 deg. 32 min. 06 sec. West for 19.94 feet; thence South 1 deg. 56 min. 47 sec. East 614.47 feet to the point of beginning; being situated in Shelby County, Alabama.

- SUBJECT TO:
- Property taxes for the year 2003 and subsequent years.
 - Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 121 page 254 and Deed 133 page 493 in Probate Office.
 - Rights of others to use of easement as set out in Real 148 page 382.
 - Life estate of Duane Williams, for and during the term of the life of Duane Williams.

THE ENTIRETY OF THE PURCHASE PRICE hereinabove DESIGNATED IS SECURED BY PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF GRANTORS, EXECUTED BY GRANTEES, ON EVEN DATE HEREWITH.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.
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 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 24th day of April, 2003.

John H. Roberts
JOHN H. ROBERTS
Mary M. Roberts
MARY M. ROBERTS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John H. Roberts and Mary M. Roberts**, whose names 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 24th day of April, 2003.

nas
Notary Public
My commission expires: 08/24/05
nas