


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Vanessa D. Roberson

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20040120000034060 Pg 1/2 20.00
Shelby Cnty Judge of Probate, AL
01/20/2004 12:59:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **NONA ROBERSON ANDREWS, A MARRIED WOMAN, GEORGE ROBERSON, A SINGLE MAN, AND LEONARD ROBERSON, A WIDOWED MAN** grant, bargain, sell and convey unto, **VANESSA D. ROBERSON** the following described real estate, situated in: Shelby County, Alabama, to-wit:

Parcel 1:

A parcel of land lying in the Southwest Quarter of the Northeast Quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 1" open top pipe found at the northwest corner of said 1/4 - 1/4; thence run S 00 degrees 00 minutes 00 seconds E along the west line of said 1/4 - 1/4 a distance of 448.16 feet to a 1/2" rebar set and the Point of Beginning; thence run S 89 degrees 55 minutes 6 seconds E a distance of 257.33 feet to a 1/2" rebar set; thence run S 21 degrees 23 minutes 17 seconds E a distance of 768.32 feet to a capped iron "king" found on the northerly right-of-way of County Highway 48; thence run along said northerly right-of-way a chord of N 69 degrees 40 minutes 21 seconds W for a distance of 339.94 feet to a 1/2" rebar set; thence leaving said northerly right-of-way run N 00 degrees 00 minutes 00 seconds E a distance of 229.95 feet to a 1/2" rebar set; thence run N 90 degrees 00 minutes 00 seconds W a distance of 218.75 feet to a 1/2" rebar set; thence run N 00 degrees 00 minutes 00 seconds E along said west line a distance of 367.73 feet to the Point of Beginning.

Parcel 2:

A parcel of land lying in the Southwest Quarter of the Northeast Quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 1" open top pipe found at the northwest corner of said 1/4 - 1/4; thence run S 00 degrees 00 minutes 00 seconds E along the west line of said 1/4 - 1/4 a distance of 448.16 feet to a 1/2" rebar set; thence run S 89 degrees 55 minutes 08 seconds E a distance of 257.33 feet to a 1/2" rebar set; thence run S 21 degrees 23 minutes 17 seconds E a distance of 768.32 feet to a capped iron "King" found on the northerly right-of-way of County Highway 48; thence run along said northerly right-of-way a chord of N 69 degrees 40 minutes 21 seconds W for a distance of 339.94 feet to a 1/2" rebar set and the Point of Beginning; thence continue along said northerly right-of-way a chord of N 76 degrees 46 minutes 06 seconds W for a distance of 224.72 feet to a 1/2" rebar set; thence run N 00 degrees 00 minutes 00 seconds E along the west line of said 1/4 - 1/4 a distance of 178.52 feet to a 1/2" rebar set; thence run N 90 degrees 00 minutes 00 seconds E a distance of 218.75 feet to a 1/2" rebar set; thence run S 00 degrees 00 minutes 00 seconds E a distance of 229.95 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

This property constitutes no part of the household of the grantor, or of their spouse.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

None of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of January 2004.

Leonard Roberson
Leonard Roberson

Nona Roberson Andrews
Nona Roberson Andrews

20040120000034060 Pg 2/2 20.00
Shelby Cnty Judge of Probate, AL
01/20/2004 12:59:00 FILED/CERTIFIED

George Roberson
George Roberson

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nona Roberson Andrews, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January 2004.

Melanie Posey
Notary Public

My Commission Expires: Jan. 7, 2006

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leonard Roberson, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January 2004.

Melanie Posey
Notary Public

My Commission Expires: Jan. 7, 2006

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George Roberson, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January 2004.

Melanie Posey
Notary Public

My Commission Expires: Jan. 7, 2006