


PREPARED BY:
DOUGLAS L. KEY, ATTORNEY
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

SEND TAX NOTICE TO:
JAMES E. ROBERTS

P.O. Box 430224
B'ham, AL 35243


20040227000101010 Pg 1/2 274.00
Shelby Cnty Judge of Probate, AL
02/27/2004 11:39:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED SIXTY THOUSAND DOLLARS (\$260,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, RAYMOND D. HOWARD and wife, DARLENE HOWARD, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto JAMES E. ROBERTS, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

PARCEL I

A part of Lot 19, according to the survey of Jessica Ingram Subdivision, as recorded in Map Book 3, page 54, in the Probate Office of Shelby County, Alabama, in the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 18 South, Range 1 West, being more particularly described as follows: Commence at the Northeast corner of Lot 19 of Jessica Ingram Subdivision, as recorded in Map Book 3, page 54, in the Probate Office of Shelby County, Alabama; thence run westerly along the north line thereof for 1093.80 feet to the point of beginning; thence continue last described course for 36.22 feet; thence 77 degrees 44 minutes 04 seconds left and run 168.85 feet to the Southerly line of said Lot 19; thence 102 degrees 15 minutes 56 seconds left run Easterly along said South line for 42.65 feet; thence 79 degrees 53 minutes left run northeasterly 167.60 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II

A part of Lot 19 according to the Jessica Ingram Survey recorded in Map Book 3, Page 54 in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Lot 19, Thence run West along the South lot line 1168.15 feet to the point of beginning; thence continue last course 229.08 feet to an iron pin found 2.8 feet east of the east edge of the pavement on Meadowlark Drive, thence turn right 94 deg. 37 min. 55 sec. and run North 165.00 feet, thence turn right 85 deg. 20 min. 39 sec. and run east 246.70 feet along the center of a 30 foot easement; thence turn right 100 deg. 40 min. 26 sec. and run Southwest 167.50 feet to the point of beginning. Containing 0.9 acre, more or less. The North 15 feet to said property has been previously reserved for an easement. Less and Except any part lying within the right-of-way of Meadowlark Drive.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA

SUBJECT TO:

1. Taxes for the year 2004, which are a lien but not yet due and payable until October 4, 2004.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 142, Page 329; Deed 112, Page 132 and Deed 112, Page 133 in the Probate Office.
3. Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Real 17, Page 967 in the Probate Office.
4. Easements as to sanitary sewer as shown by instrument recorded in Inst. No. 1996-20235 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 327, Page 553 and Deed 32, Page 183 and Deed 140, Page 166 in the Probate Office.
6. 15 feet on the Northerly side for road as set out in Deed 339, Page 685 and Inst. No. 1995-22500 in the Probate Office.
7. Easements and building line as shown on recorded map.

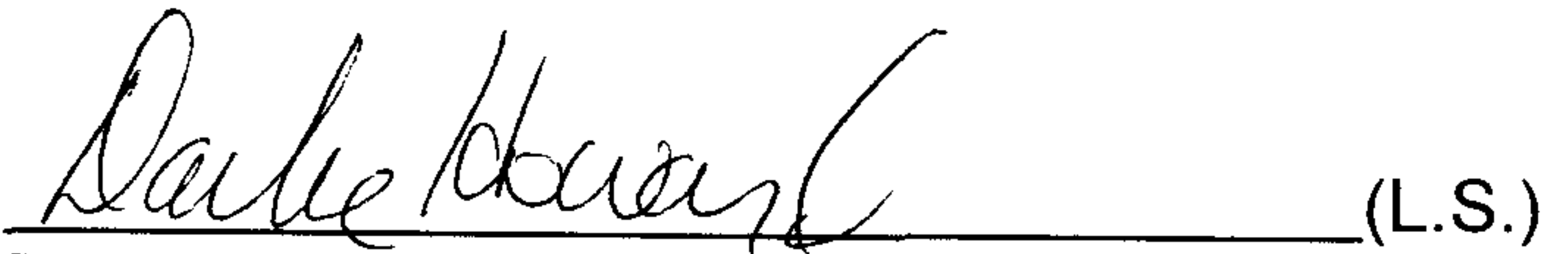
RAYMOND DOUGLAS HOWARD IS THE ONE AND SAME PERSON AS RAYMOND D. HOWARD

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of February, 2004.


RAYMOND DOUGLAS HOWARD

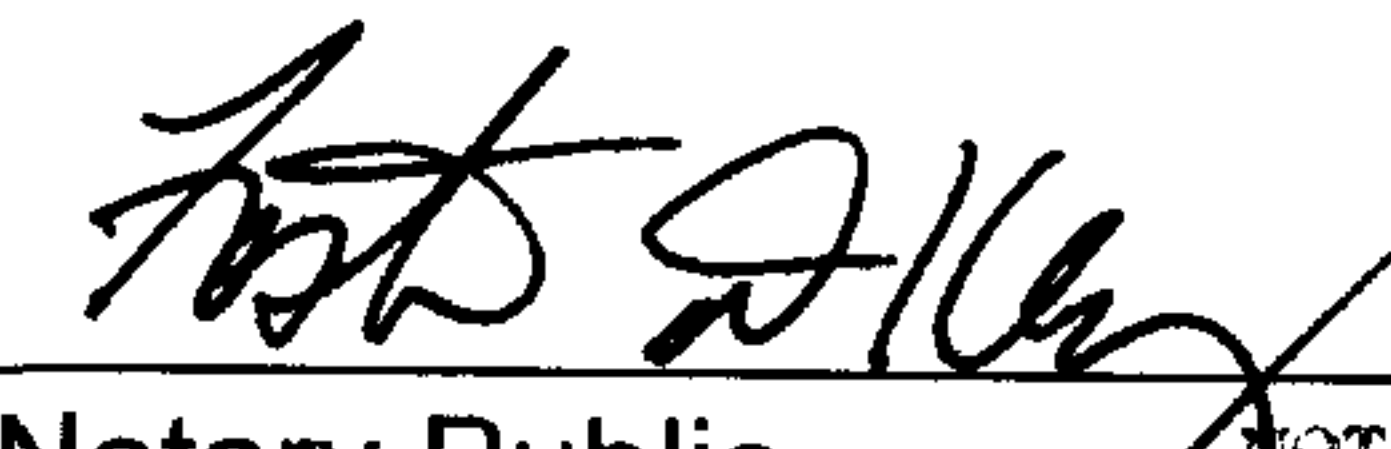

DARLENE HOWARD (L.S.)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RAYMOND DOUGLAS HOWARD and wife, DARLENE, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2004.


Notary Public
My Commission Expires: Aug 13, 2005
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 13, 2005
RECEIVED THRU NOTARY PUBLIC UNDERWRITERS