

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

Send Tax Notice to:  
Paul & Alice Fox

2269 Highway 30  
Columbiana AL  
35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY)

20040316000134330 Pg 1/2 71.50  
Shelby Cnty Judge of Probate, AL  
03/16/2004 13:51:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE HUDNRED EIGHTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/00 (\$187,500.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JOHN ROBERTSON AND WIFE, KATIE ROBERTSON** (herein referred to as **grantor**) grant, bargain, sell and convey unto, **PAUL FOX AND ALICE FOX** (herein referred to as **grantees**), the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.  
Situating in Shelby County, Alabama.

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.


\$130,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.


This property constitutes no part of the household of the grantor, or of his 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 (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 12<sup>th</sup> day of March, 2004.

  
John Robertson

  
Katie Robertson

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby John Robertson and Katie Robertson 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 12<sup>th</sup> day of March, 2004.

  
Notary Public

My commission expires: 10-16-04

Exhibit "A"  
Legal Description

A parcel of land located in the NE 1/4 of NE 1/4 of Section 20, Township 21, Range 1 East, Shelby County, Alabama, said parcel of land being more particularly described as follows: Begin at the NE corner of the NE 1/4 of NE 1/4 of Section 20, Township 21, Range 1 East and run 1320 feet, more or less, to the SE corner of said quarter-quarter section; thence turn an angle to the right and run parallel with the North line of said quarter-quarter section 450 feet; thence turn an angle to the right and run parallel with the East line of said quarter-quarter section a distance of 400 feet; thence turn an angle to the right and run parallel with the south boundary line of said quarter-quarter section 230 feet to a point; thence turn an angle to the left and run in a northwesterly direction 920 feet, more or less, to a point on the North line of said quarter-quarter section, which point is 315 feet West of the point of beginning; thence run in an Easterly direction and along the North line of said quarter-quarter section 315 feet to the point of beginning.

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