

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Charlotte Roberts
Michael Roberts
1896 Chandalar Ct, Unit B-9
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-five thousand seven hundred seventy and 00/100 (\$95,770.00) Dollars [the entire amount of which is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Sue Brantley, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Charlotte Roberts and Michael Roberts (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

See attached Exhibit "A" for legal description.

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

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this December 3, 2004.

WITNESS:

_____(SEAL)

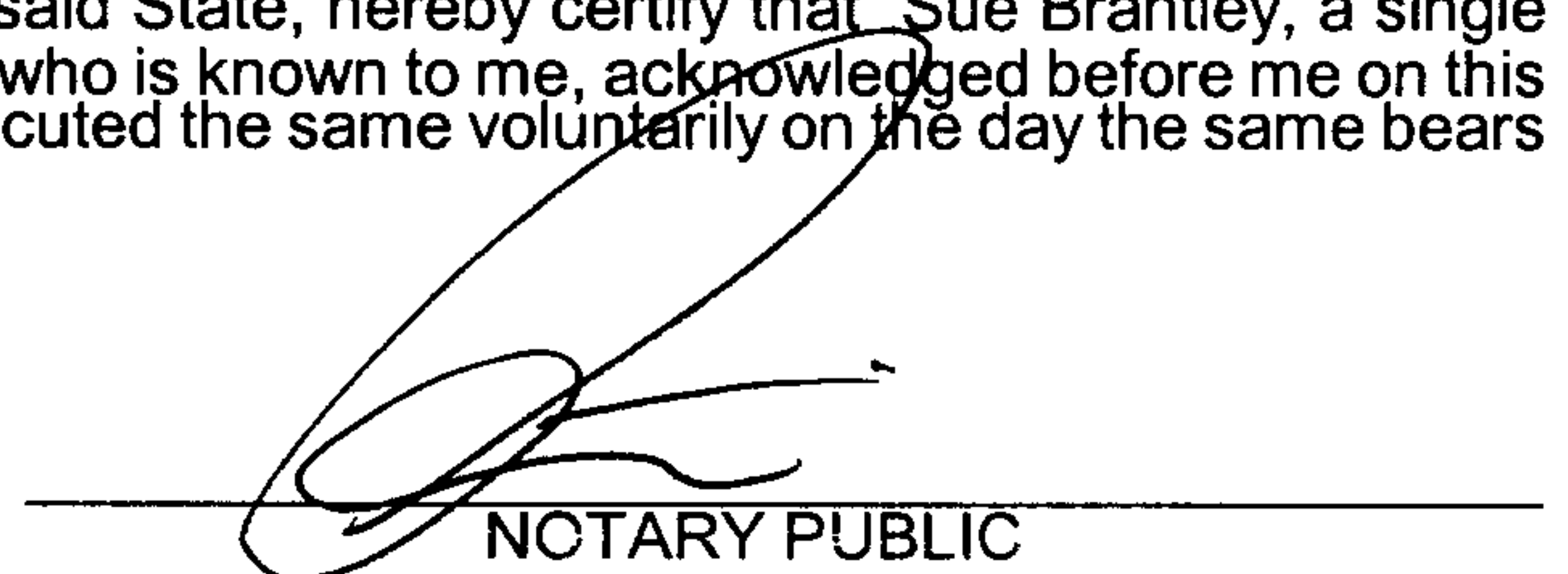

Sue Brantley (SEAL)

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sue Brantley, a single woman, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on December 3, 2004.

My commission expires: 4-6-08



NOTARY PUBLIC

EXHIBIT "A"

Unit "B", Building 9 of Chandalar Townhouses, Phase 2, as recorded in Map Book 7, Page 166, located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Northerly direction, along the East line of said 1/4-1/4 Section, a distance of 980.76 feet; thence 90 degrees left, in a Westerly direction, a distance of 194.64 feet; thence 90 degrees left in a southerly direction, a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of Units "A", "B", "C" and "D" of said Building 9; thence 85 degrees 51 minutes right in a southwesterly direction along the outer face of said wood fence extending across the front of Units "D" and "C", a distance of 42.95 feet to the point of beginning; thence continue in a southwesterly direction along the outer face of said wood fence extending across the front of Unit "B", a distance of 24.22 feet to the centerline of a wood fence common to Units "A" and "B"; thence 90 degrees right in a northwesterly direction along the centerline of said wood fence, a party wall and another wood fence both common to Units "A" and "B" and the SW outface of a storage building, a distance of 71.98 feet to the NW corner of said storage building; thence 90 degrees right in a northeasterly direction along the NW outer face of said storage building, a distance of 6.45 feet to the NE corner of said storage building; thence 90 degrees right in a southeasterly direction along the NE outer face of said storage building, a distance of 4.2 feet to a point on the outer face of a wood fence extending across the back of said Unit "B"; thence 90 degrees left, in a northeasterly direction along the outface of said wood fence, a distance of 17.9 feet to the centerline of a wood fence common to Units "B" and "C"; thence 90 degrees right in a southeasterly direction along the centerline of said wood fence, a party wall and another wood fence, both common to Units "B" and "C", a distance of 67.64 feet to the point of beginning.

Situated in Shelby County, Alabama.