20050304000103920 Pg 1/1 12.00
Shelby Cnty Judge of Probate,AL
03/04/2005 14:49:00 FILED/CERTIFIED

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of SIXTY THOUSAND AND 00100------ ($60,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, GNC, LLC, AND W. A. McNEELY, III, a married man, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto PAUL M. ROBERSON AND LISA M. ROBERSON, referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 16, AMENDED MAP OF FOX VALLEY SUBDIVISION, AS RECORDED IN MAP BOOK 34, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$311,315.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF W. A. McNEELY, III NOR HIS SPOUSE.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2005, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, GNC, LLC by DONNIE NORRIS, Managing Member ho is authorized to execute this conveyance and W. A. McNEELY, III have hereto set their signatures and seal, this 24th day of February, 2005.

GNC, LLC

BY: _____
DONNIE NORRIS, MANAGING MEMBER

_____ WITNESS

_____ W. A. McNEELY, III

_____ WITNESS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said State and County, hereby certify that DONNIE NORRIS whose name as Managing Member of GNC, LLC, AND W. A. McNEELY, III is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they as such member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, 2005.

_____ NOTARY PUBLIC

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

_____
_____
_____