

Send Tax Notice To: Jerry Shane Roberts
501 Old Oak Cove
Chelsea, AL 35403

This instrument was prepared by:
Bret M. Gray, Esq.
2100 Riverhaven Drive, Suite 1
Hoover, AL 35244

WRRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Sixty Thousand Dollars and 00/100 (\$60,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **James Ray England and Karen Jones England**, (hereinafter referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Jerry Shane Roberts and Laurie Jones Roberts** (hereinafter referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1B of Lakeview Family Subdivision as shown on the Plat thereof, recorded in Map Book 34, Page 136 of the Public Records of Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Lakeview Family Subdivision; thence N 89° 43'04" W along the South line of said Lot 1 a distance of 467.14 feet; thence N 00° 16'56" E a distance of 228.75 feet; thence N 54° 10'54" E a distance of 204.76 feet; thence S 41° 06'29" E a distance of 148.58 feet; thence S 56° 05'19" E a distance of 100.38 feet; thence S 70° 55'25" E a distance of 62.75 feet; thence S 82° 31'32" E a distance of 60.96 feet to a point located on the East line of Lot 1, Lakeview Family Subdivision; thence S 00° 16'56" W along the East line of said Lot 1 a distance of 154.489 feet back to the point of beginning.

Containing 2.62 Acres, more or less.

The foregoing property is subject to existing public utilities right-of-way, Easements, Restrictions, Set-Back Lines, Limitations, and Covenants of Record, if any.

Bearings are True.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that 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 Grantees, their heirs, and assigns forever, against all the lawful claims of all persons.

IN WITNESS WHEREOF, we (I) have hereunto set our hand(s) and seal, this the 16 day of March, 2005.

WITNESS:

Rae G. Bean

James Ray England
James Ray England

Susan Hicks

Karen Jones England
Karen Jones England

STATE OF ALABAMA)

Shelby County, AL 03/18/2005
State of Alabama

COUNTY OF at Large)

Deed Tax: \$60.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that James Ray England, and wife Karen Jones England, 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 16th day of March, 2005

Debra M. Craddock
Notary Public
My Commission Expires: 11-21-06