Send Tax Notice To:
RANDAL & SUSAN ROBERTS

20050419000183190 1/1 $21.50
Shelby Cnty Judge of Probate,AL
04/19/2005 10:08:01AM FILED/CERT

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **TWO HUNDRED TEN THOUSAND AND NO/00 ($210,000.00)**, 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,

REBECCA LYNN S. MARKGRAF, as Trustee under the JOAN L SMITH REVOCABLE TRUST AGREEMENT executed January 25, 2005

(herein referred to as grantor) grant, bargain , sell and convey unto,

RANDALW ROBERTS AND SUSAN D ROBERTS

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

LOT 3, according to the map of survey of Shelby Shores, Bentley Addition, as recorded in Map Book 10, Page 65 in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in SHELBY County, Alabama.

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

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

Joan L. Smith is the surviving grantee in that certain deed recorded in Real Book 127, Page 833, Probate Office, Shelby County, Alabama. The other grantee, Herbert Thomas Smith, is deceased, having died 8/18/94.

$168,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

$31,500.00 of the above-recited consideration was paid from a second mortgage recorded simultaneously herewith.

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 11 day ~~of March~~ April, 2005.

JOAN L SMITH REVOCABLE TRUST AGREEMENT

Shelby County, AL 04/19/2005
State of Alabama

Deed Tax:$10.50

Rebecca Lynn S. Markgraf as Trustee
REBECCA LYNN S MARKGRAF, AS TRUSTEE
D the Joan L Smith Trust U/T/A 1/25/05

STATE OF FL.)
Lee **COUNTY)**

I, the undersigned authority, Jill Martin, a Notary Public in and for said County, in said State hereby

REBECCA LYNN S MARGRAF, AS TRUSTEE UNDER THE JOAN L SMITH REVOCABLE TRUST AGREEMENT EXECUTED JANUARY 25, 2005

whose name 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 this 11 day of April, 2005.

JILL MARTIN
Commd DD0308256
Expires 4/7/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

Jill Martin
Notary Public
My commission expires: 4/7/08

Jill Martin