20050705000334440 1/1 \$209.50 Shelby Cnty Judge of Probate, AL 07/05/2005 01:54:09PM FILED/CERT

## THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

James E. Roberts P. O. Box 430224 Birmingham, Alabama 35243 Sun Coast Properties of Jacksonville, Inc. 8003 James Island Trail Jacksonville, FL 32256

## WARRANTY DEED (Without Survivorship)

Shelby County, AL 07/05/2005

State of Alabama

Deed Tax: \$198.50

STATE OF ALABAMA SHELBY COUNTY

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-eight Thousand Nine Hundred Sixty-five and 77/100 Dollars (\$198,165.77), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

James E. Roberts, a married man,

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

Sun Coast Properties of Jacksonville, Inc., d/b/a SPOJ, Inc., a Florida corporation, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Millennium Park, as recorded in Map Book 27, Page 125, A, B & C, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

Easements; building lines, and restrictions of record.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 352, Page 805.

Right-of-way granted to Shelby County recorded in Volume 244, Page 129 and Volume 239,

Page 237.

This conveyance is subject to the restrictions contained in the deed Grantors received 4. from Mead Land Services, Inc., the 18th day of January, 1984, which is recorded in the Shelby County Probate Book 352, Page 818 through Page 826. Grantees acknowledge and agree to be bound by same.

Those certain restrictive covenants attached hereto as Exhibit A.

The subject property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

And Grantor does for himself and for his heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the Att day of June, 2005.

Yames E. Roberts

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that James E. Roberts, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the A99 day of June, 2005.

My commission expires: