



John R. Holliman
2491 Pelham Pkwy
Pelham, Al 35124

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price:\$109,500.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Amy L. Rooker aka Amy L. McDonald and Brad Rooker, wife and husband, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Andrew R. Edwards and Michelle D. Edwards, husband and wife, (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:

Andrew R. Edwards

101 Center Street
Columbiana, Alabama 35051

JRH \$87,600.00 & \$6,420.00 was paid from mortgages recorded herewith.
\$21,900.00

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of

such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 12th day of August, 2005.

Amy L. Rooker
Amy L. Rooker

Brad Rooker
Brad Rooker

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Amy L. Rooker and Brad Rooker, wife and husband, 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 the 12 day of August, 2005.

James A. Holliman
Notary Public

My Commission Expires:
JAMES A. HOLLIMAN
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 2009



Exhibit A

20050822000431100 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/22/2005 12:57:06PM FILED/CERT

A parcel of land situated in Block 4, in the Survey of J. W. Johnston Subdivision of Columbiana, Alabama, as recorded in Map Book 3, Page 943, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northwest corner of Block 4, said point being the intersection of the East right of way of Johnston Street and the South right of way of Center Street; thence Southerly along East right of way of Johnston Street a distance of 133.48 feet to a fence corner; thence $86^{\circ}40'9''$ left a distance of 83.99 feet along said fence; thence $88^{\circ}11'29''$ left a distance of 141.46 feet to a point on the South right of way of Center Street; thence $96^{\circ}29'52''$ left a distance of 99.55 feet along said right of way to the point of beginning.