20060616000287500 1/2 \$189.00 Shelby Cnty Judge of Probate, AL 06/16/2006 09:10:46AM FILED/CERT

#### THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

James E. Roberts P. O. Box 430224 Birmingham, Alabama 35243

James E. Roberts
P.O. Box 430224
Birmingham, AL 35243

### WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )
SHELBY COUNTY ) KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-five Thousand and No/100 Dollars (\$175,000.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

### Howard H. Roberts, a married man,

(herein referred to as Grantor), grants, bargains, sells and conveys unto,

#### James E. Roberts, a married man,

(herein referred to as Grantee), my 14.28% interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Attached as Exhibit A.

## SUBJECT TO:

Any and all easements 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.

The subject property is not and never has been the homestead of either Grantor or his spouse.

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

And Grantor does for himself and for his heirs, executors, and administrators covenant with the said GRANTEE, his 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this the 6<sup>th</sup> day of February, 2006.

STATE OF ALABAMA )
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Howard H. 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.

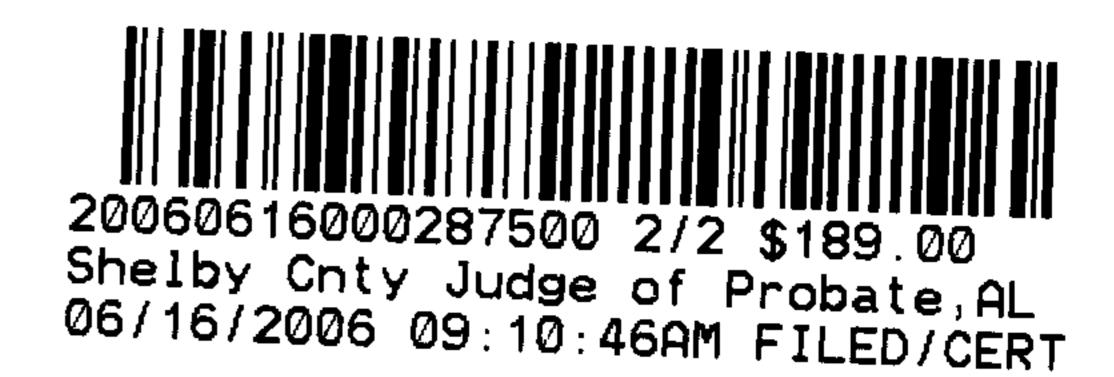
Given under my hand and official seal this the  $6^{th}$  day of February, 2006.

[SEAL]

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: July 28, 2007 BONDED THRU NOTARY PUBLIC UNDERWRITTERS

# EXHIBIT A



PARCEL ONE

LOT 20, MILLENNIUM PARK, AS RECORDED IN MAP BOOK 27, PAGE 125, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PARCEL TWO

A PARCEL OF LAND CONTAINING 32000 SQUARE FEET (.082 ACRES) LOCATED IN THE NORTHEAST QUARETER OF SECTOION 5, TOWNSHIP 22 SOUTH, RANGE 2 WEST, CITY OF CALERA, SHELBY COUNTY, ALABAMA; MORE APRTICULALRY DECSRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY ALING THE QUARTER LINE 2110.94 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY No. 22; THENCE TURN LEFT 105'36'18" AND RUN EASTERLY ALOMG THE RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY No. 22 A DISTANCE OF 810.54 FEET TO THE POINT OF BEGINNING; THENCE LEFT 74'23'42" NORTHEASTERLY A DISTANCE OF 299.92 FEET TO THE SOUTH LINE OF LOT 73, DAVENTRY, SECTOR II, PHASE II AS RECORDED IN MAP BOOK 29, PAGE 32 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RIGHT 74°25'21" EASTERLY A DISTANCE OF 145.86 FEET ALONG THE SOUTH LINE OF THE AFORESAID LOT 73 AND LOT 74 TO THE WESTERLY RIGHT-OF-WAY LINE OF GEORGE ROY PARKWAY; THENCE 83'38'31" RIGHT SOUTHERLY 263.62 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GEORGE ROY PARKWAY; THENCE RIGHT 51'19'50" SOUTHWESTERLY 37.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY No. 22; THENCE 45'00'00" RIGHT WESTERLY A DISTANCE OF 228.83 FEET TO THE POINT OF BEGINNING.

> Shelby County, AL 06/16/2006 State of Alabama

Deed Tax:\$175.00

# PARCEL THREE

A PORTION OF LOT 18, ACCORDING TO THE SURVEY OF MILLENNIUM PARK, AS RECORDED IN MAP BOOK 27, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL FOUR

A SMALL PARCEL OF LAND LOCATED ON THE EAST SIDE OF INTERSTATE HIGHWAY 1-65 AND NORTH OF COUNTY ROAD 22 IN SHELBY COUNTY, ALABAMA.