200611300000581880 1/2 \$34.00 Shelby Cnty Judge of Probate, AL 11/30/2006 01:30:31PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

James E. Roberts √P. O. Box 430224 Birmingham, Alabama 35243 Send Tax Notice To:

Seth Rickles and Jason Elrod 3306 Hwy 52 West Pelham, AL 35124

WARRANTY DEED (Without Survivorship)

paid by mortgage recorded simultaneousles

STATE OF ALABAMA SHELBY COUNTY

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and No/100 Dollars (\$240,000.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

James E. Roberts, a married man,

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

Seth Rickles, a single man, and Jason Elrod, a single man,

(herein referred to as Grantees), 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.

Easement granted to the City of Pelham as recorded in Inst. No. 1994-5309.

Less and except any part of subject property lying within any road right-of-way.

Riparian rights associated with the River under applicable State and/or Federal law.

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

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

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

WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this the 2006.

James E. Roberts

Shelby County, AL 11/30/2006

State of Alabama

Deed Tax: \$20.00

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  $2^{ng}$  day of Wovember

Mary Mustina Elano

[SEAL]

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: July 23, 2007 BONDED THRU NOTARY PUBLIC UNDERWRITERS

## EXHIBIT A

From the Northwest corner of the NE ¼ of NE ¼, Section 23, Township 20South, Range 3 West, run East along the North line of the said NE ¼ of NE ¼, Section 23, Township 20 South, Range 3 West for a distance of 223 feet; thence turn an angle of 99 deg. 27 min. to the right and run 545.92 feet to the point of beginning of the land herein conveyed; thence turn an angle of 11 deg. 49 min. to the left and run 246.0 feet, more or less, to the North right-of-way line of the Helena Road; thence turn an angle of 115 deg. 43 min. to the left and run Easterly along the North right-of-way line of the Helena Road for 208.7 feet; thence turn an angle of 64 deg. 17 min. to the left and run 246.0 feet; thence turn an angle of 115 deg. 43 min. to the left and run 208.7 feet to the point of beginning. This land being a part of the NE ¼ of NE ¼ of Section 23, Township 20 South, Range 3 West.