20070118000026510 1/2 $70.00
Shelby Cnty Judge of Probate,AL
01/18/2007 09:17:03AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

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

Send Tax Notice To:

Mary Ann Clayton
776 Heaterwood Lane
Birmingham, AL 35244

value $56,000.00

WARRANTY DEED (Without Survivorship)

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

That in consideration of a simultaneous exchange of like-kind property located in Shelby County, Alabama, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

James E. Roberts, a married man,

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

Mary Ann Clayton, a married woman,

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

SEE LEGAL ATTACHED AS EXHIBIT "A."

Subject to:

1. Any and all easements and restrictions of record.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, gas, oil, sand, and gravel in, on or under subject property.
3. Rights of other to use of Branch/Creek.

The subject property is not the homestead of the Grantors or their spouses.

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

And GRANTOR does for himself and for him heirs, executors, and administrators covenant with the said GRANTEE, her 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, her 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 8th day of January, 2007.

James E. Roberts (Seal)

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 8th day of January, 2007

Mary Christina Evans
Notary Public [SEAL]

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 28, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 01/18/2007
State of Alabama

Deed Tax:$56.00

20070118000026510 2/2 $70.00
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Exhibit A

The SE 1/4 of Section 28, Township 17 South, Range 1 East, Shelby County, Alabama.

Less and Except:

Part of the S 1/2 of the SE 1/4 of Section 28, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing 1/2 inch iron rebar set by J. S. Parks and being the locally accepted SW corner of the SE 1/4 of the said Section 28 run in a northerly direction along the west line of the SW 1/4 of SE 1/4 of Section 28 for a distance of 663.17 feet to an existing PK nail set in a rock; thence turn an angle to the right of 90 degrees, 23 minutes, 05 seconds and run in an easterly direction for a distance of 1578.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 89 degrees, 40 minutes, 06 seconds, and run in a southerly direction for a distance of 666.14 feet to an existing iron rebar set by Weygand and being on the south line of said Section 28; thence turn an angle to the right of 90 degrees, 16 minutes, 48 seconds, and run in a westerly direction along the south line of said Section 28 for a distance of 200.0 feet to an existing angle iron; thence turn an angle to the right of 0 degrees, 11 minutes, 21 seconds and run in a westerly direction along the south line of the SW 1/4 of the SE 1/4 of said Section 28 for a distance of 1317.41 feet, more or less, to the point of beginning. Containing 23.17 acres more or less.

And

Part of the SE 1/4 of the SE 1/4 of Section 28, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing 3 inch capped iron pipe being the locally accepted SE corner of said Section 28, run in a westerly direction along the south line of said Section 28 for a distance of 1136.62 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 89 degrees, 43 minutes, 12 seconds and run in a northerly direction for a distance 898.34 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 90 degrees, 20 minutes, 18 seconds and run in an easterly direction for a distance of 1111.49 feet to an existing iron rebar set by Weygand and being on the east line of said SE 1/4 of SE 1/4 of said Section 28; thence turn an angle to the right of 88 degrees, 03 minutes, 25 seconds and run in a southerly direction along the east line of said SE 1/4 of SE 1/4 for a distance of 897.68 feet, more or less, to the point of beginning. Containing 23.17 acres, more or less.