



20070130000044780 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
01/30/2007 01:43:39PM FILED/CERT

Shelby County, AL 01/30/2007
State of Alabama

Deed Tax: \$5.00

Send tax notice to:

Christopher Dale Robertson
577 Woodland Road
Harpersville, Alabama 35078

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and 00/100 Dollars (\$5,000.00) in hand paid to the undersigned **Cecil Morris Edwards (AKA Cecil M. Edwards) and Charlotte Mae Edwards (AKA Charlotte M. Edwards, Husband and Wife** (hereinafter referred to as "Grantors") by **Christopher Dale Robertson and Rachel Lynn Robertson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NW corner of the South 1/2 of the South 1/2 of the SE 1/4 of the NW 1/4 of above said Section, said point being the POINT OF BEGINNING; thence North 88 degrees 07 minutes 51 seconds East, a distance of 256.61 feet to a point on the Westerly R.O.W. line of Woodland Road; thence South 01 degrees 08 minutes 44 seconds West and along said R.O.W. line, a distance of 127.72 feet; thence South 73 degrees 59 minutes 30 seconds West and leaving said R.O.W. line, a distance of 49.57 feet; thence South 08 degrees 11 minutes 07 seconds East, a distance of 20.33 feet; thence South 78 degrees 09 minutes 03 seconds West, a distance of 213.72 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 197.00 feet to the POINT OF BEGINNING.

Together with an easement and right of way over and across the following described property for the use of the water lines and meter now located on said property. Said easement to be perpetual and run with the land.

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NW corner of the S 1/2 of the S 1/2 of the SE 1/4 of the NW 1/4 of above said Section; thence N 88°07'51"E, a distance of 256.61 feet to a point on the Westerly R.O.W. line of Woodland Road; thence S01°08'44"W and along said R.O.W. line a distance of 127.72 feet to the point of beginning; thence continue along same line 20.33 feet; thence leaving said R.O.W. line run S73°06'27"W a distance of 46.35 feet; thence N8°11'07"W a distance of 20.33 feet; thence N73°59'30"E a distance of 49.57 feet to the point of beginning.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$-0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their
heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Cecil Morris Charlotte Mae Edwards and Edwards hereunto set their
signature(s) and seal(s) on January 24th, 2007.

Cecil Morris Edwards
Cecil Morris Edwards

Charlotte Mae Edwards
Charlotte Mae Edwards

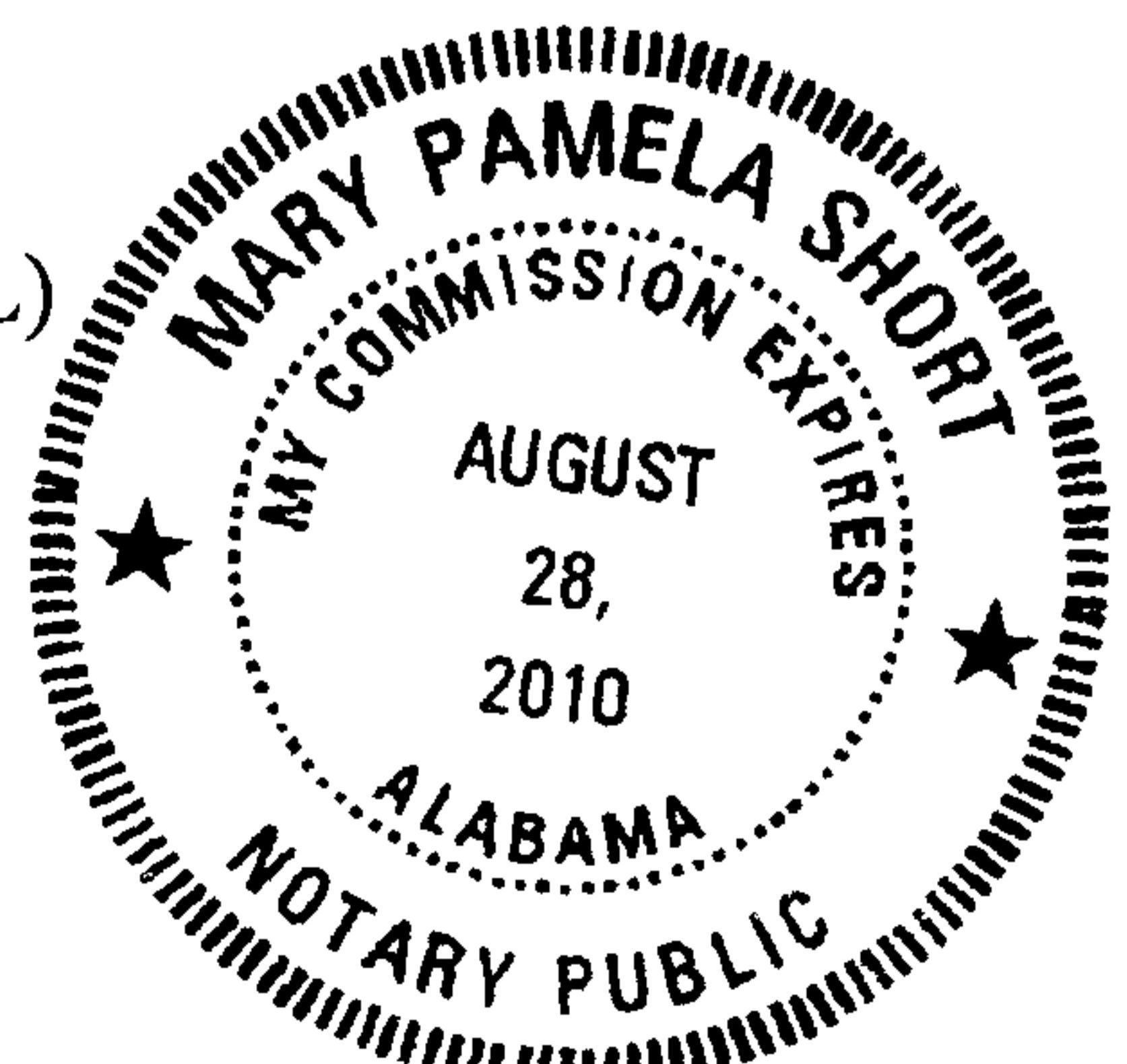
STATE OF ALABAMA
COUNTY OF JEFFERSON

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil Morris Edwards and Charlotte Mae Edwards, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of January, 2007

(NOTARIAL SEAL)



Mary Pamela Short
Notary Public
Print Name: Mary Pamela Short
Commission Expires: 8/28/10