

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

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

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Birmingham, AL 35243

WARRANTY DEED (Without Survivorship)

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

That in consideration of Eighty-three Thousand Five Hundred and no/100 Dollars (\$83,500.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**Mark Clayton, a married man,**

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

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

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

A tract located in the Northeast quarter of Section 31, Township 18 South, Range 1 West, more particularly described as follows: Part of Tract 19, in the Northeast quarter of Section 31, Township 18 South, Range 1 West, as shown by Survey made by J. R. McMillian, County Surveyor, as shown by map dated August 18, 1945 and recorded in Map Book 3, Page 54, in the Probate Office of Shelby County, Alabama. Said part more particularly described as follows: Commence at the Northeast corner of said Tract 19; thence run West along the North line of said Tract 19 for 180 feet to the point of beginning; thence continue West along said North line 140 feet; thence 90 degrees left and run South for 165 feet to the South boundary of said Tract 19; thence East along the South boundary of said tract 140 feet; thence run North 165 feet to the point of beginning. Less and except the Northmost 30 feet for county road right of way.

Mineral and mining rights excepted.

The subject property is not, and never has been, 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 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 and seal this the 24<sup>th</sup> day of July, 2007.

Mark Clayton (Seal)  
Mark Clayton

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Mark Clayton, 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 24<sup>th</sup> day of July, 2007.

Mary Christina Gao  
Notary Public

[SEAL]

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: July 23, 2017**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

My commission expires:

Shelby County, AL 08/01/2007  
State of Alabama

Deed Tax: \$83.50