

OR



20080109000013170 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
01/09/2008 03:03:56PM FILED/CERT

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by  
Mitchell A. Spears  
Attorney at Law  
P.O. Box 119  
Montevallo, AL 35115-0091

205/665-5102  
205/665-5076

Send Tax Notice to: Kermit H. Roberson  
(Name) 288 Hwy. 310  
(Address) Calera, AL 35040

\*\*\*MINIMUM VALUE: \$10,000.00\*\*\*

**Warranty Deed, Jointly For Life With Remainder To Survivor**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

*Value \$10,000.00*

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

**KERMIT HOUSTON ROBERSON and wife, MARILYN ROBERSON**

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

**MICHAEL E. ROBERSON and wife, CANDACE ROBERSON**

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

**Commence at the southwest corner of the northwest quarter of the northeast quarter of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and run thence North 03 degrees 05 minutes 00 seconds East along the west line of said quarter-quarter section a distance of 195.41' to a point on the southerly margin of Old Alabama Highway No. 25; Thence run North 60 degrees 24 minutes 57 seconds East along said margin of said highway a distance of 104.13' to a set rebar corner and the point of beginning of the property being described; Thence run North 59 degrees 05 minutes 48 seconds East along said margin of said highway a distance of 126.26' to a set rebar corner; Thence run South 41 degrees 06 minutes 43 seconds East along an existing barbed wire fence a distance of 343.15' to a set rebar corner; Thence run South 24 degrees 13 minutes 59 seconds East along said barbed wire fence a distance of 133.90' to a set rebar corner; Thence run South 89 degrees 39 minutes 07 seconds West along said fence line a distance of 107.61' to a set rebar corner; Thence run North 19 degrees 44 minutes 11 seconds West along said barbed wire fence a distance of 96.16' to a set rebar corner; Thence run South 72 degrees 07 minutes 31 seconds West along a wooden fence a distance of 133.54' to a set rebar corner; Thence run North 24 degrees 31 minutes 11 seconds West along a wooden fence that becomes a barbed wire fence opposite the southwest corner of the house a distance of 293.38' to the point of beginning, containing 1.50 acres and subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record, applicable law or regulation.**

According to the survey of Joseph E. Conn, Jr., Alabama PLS #9049, dated June 14, 2005.

**SUBJECT TO:**

- **Rights, reservations and restrictions of record.**

**SOURCE OF TITLE: Warranty Deed, with right of survivorship, recorded in Deed Book 284, Page 727, in the Office of the Probate Judge, Shelby County, Alabama, and Mary Charles Roberson, the other grantee within said Deed, deceased on or about October 25, 1996.**

**GRANTOR, KERMIT HOUSTON ROBERSON, DOES HEREBY RESERVE, FOR THE DURING THE TERM OF HIS OWN LIFE, A LIFE ESTATE IN THE ABOVE DESCRIBED REAL PROPERTY. SUCH LIFE ESTATE SHALL APPLY TO KERMIT HOUSTON ROBERSON, ONLY.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 22<sup>nd</sup> day of Dec., 2005.

Kermit Houston Roberson  
KERMIT HOUSTON ROBERSON

Marilyn Roberson  
MARILYN ROBERSON

STATE OF ALABAMA        )  
SHELBY COUNTY            )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **KERMIT HOUSTON ROBERSON and MARILYN ROBERSON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22<sup>nd</sup> day of Dec., 2005.

[Signature]  
Notary Public  
My Commission Expires: 8/13/09