

State of Alabama)
Shelby County)

20100607000177870 1/1 \$151.00
Shelby Cnty Judge of Probate, AL
06/07/2010 10:35:05 AM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Two hundred eighty thousand and no/100 dollars (\$280,000.00)** to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Kevin M. Roberts and spouse, Audra S. Roberts (Grantors)** do grant, bargain, sell and convey unto **Ronald L. Dear and Carol H. Dear (Grantees)** as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 33, according to the Final Plat of Sterling Gate Sector 3 Phase 2, as recorded in Map Book 29, page 84, in the Probate Office of Shelby County.

Subject to:

Ad Valorem Taxes due October 1, 2010.

Restrictions or Covenants appearing of record in 2002-9512 and Instr#2000-34401; 1st Amend recorded in Inst20050524000253230 and 2nd Amend recorded in Instr#20051128000612180.

Right of way to BellSouth Telecommunications recorded in Instr#1996-12669.

Mineral and mining rights and rights incident recorded in Real 23, page 396.

Right of Way to Shelby County recorded in Deed Book 280, page 336 and Deed Book 280, page 340.

Rights of the Board of Revenue recorded in Deed Volume 76, page 324.

Easement to Southern Natural Gas recorded in Dee Book 90, page 445 and Deed Book 90, page 333.

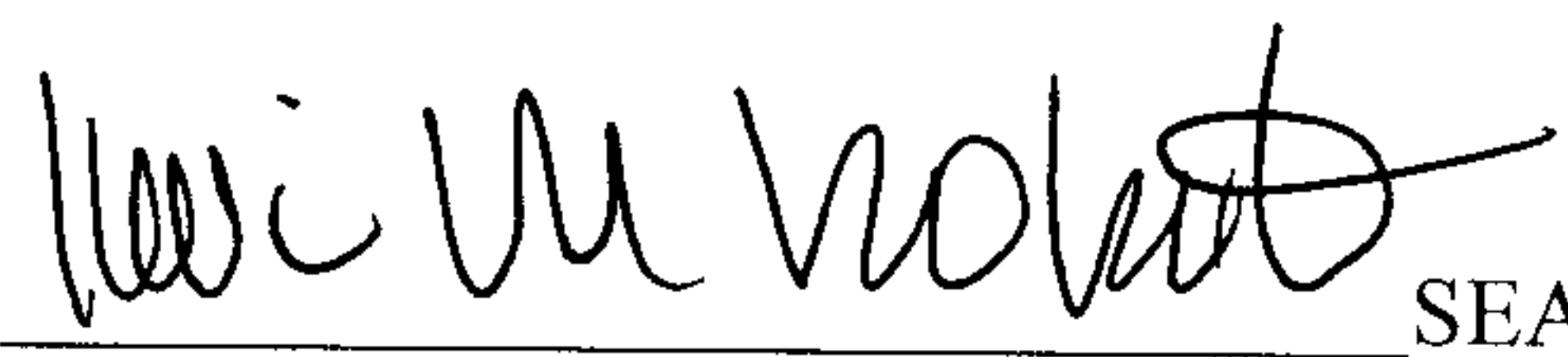
Easement to Alabama Power Company recorded in Instr#20040312000127280.

\$140,000.00 of the consideration was paid from the proceeds of a Mortgage Loan.

TO HAVE AND TO HOLD unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the 25th day of May, 2010.

 SEAL

Kevin M. Roberts

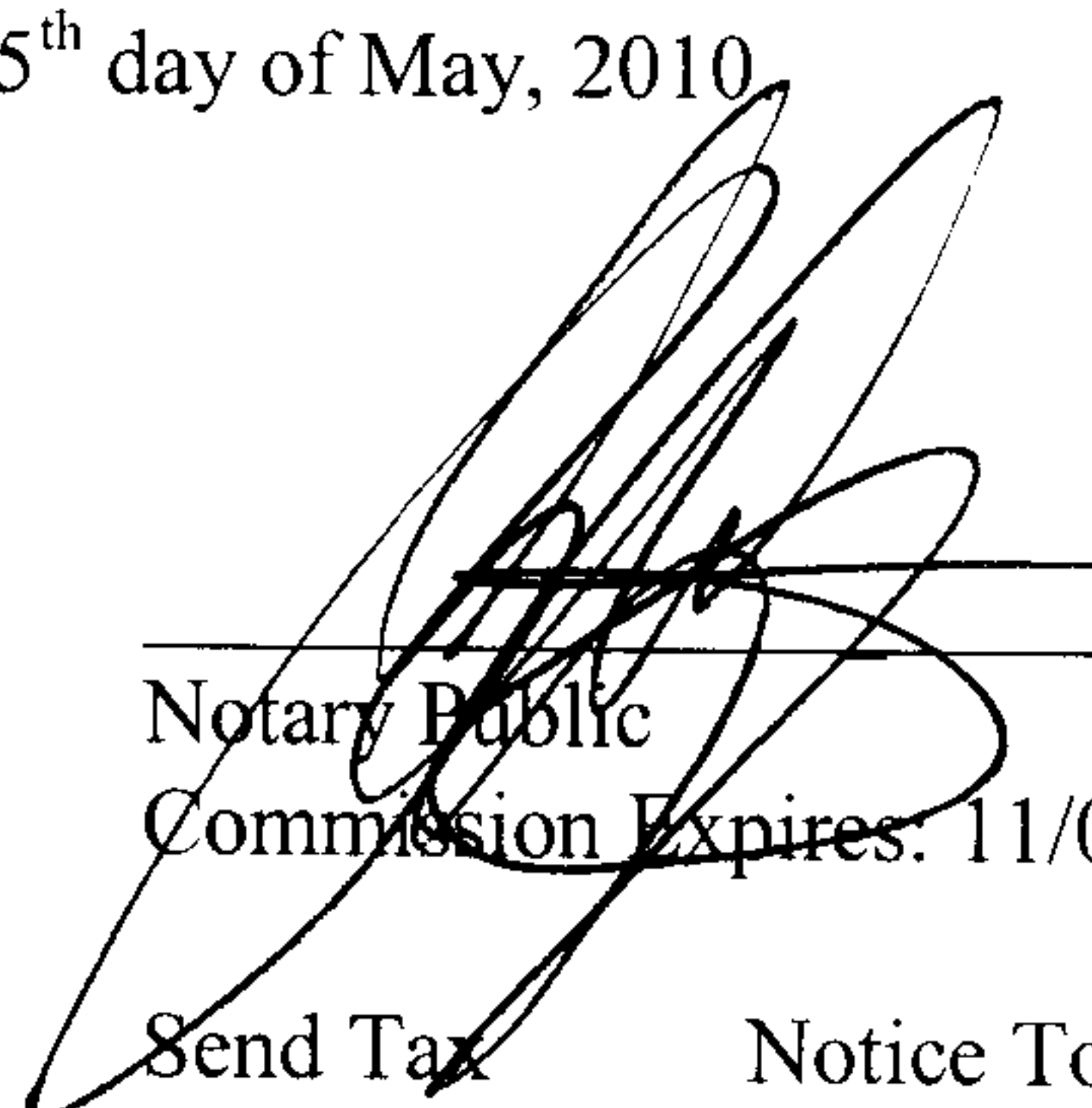
 SEAL

Audra S. Roberts

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that **Kevin M. Roberts and Audra S. Roberts** 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 25th day of May, 2010.


Notary Public
Commission Expires: 11/09/10

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205 879 3400
File No 210105

Send Tax Notice To:
Ronald L. Dear
Carol H. Dear
261 Kensington Lane
Alabaster, AL 35007
#23-2-03-3-005-020.000

Shelby County, AL 06/07/2010
State of Alabama
Deed Tax : \$140.00