

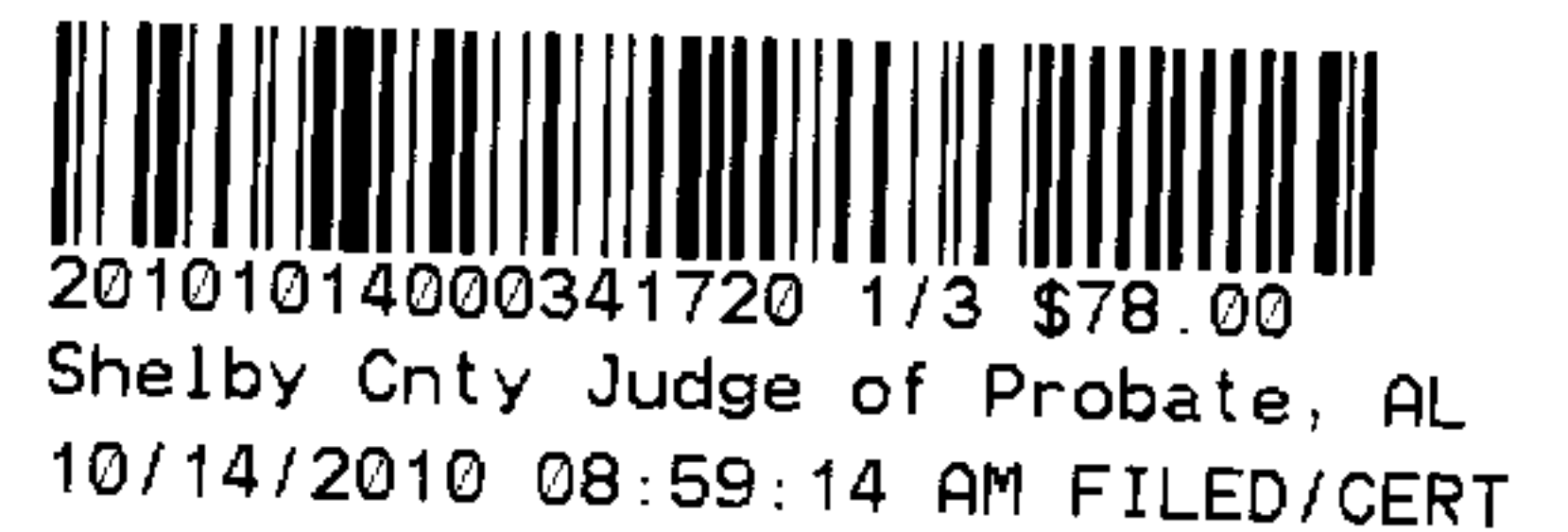
\$10,000.00 @P

Send tax notice to: Della M. Pender 38330 Hwy 25, Harpersville, AL 35018

This instrument was prepared by Duell Hunt, LLC 2803 Greystone Commercial Blvd.
Birmingham AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five hundred and no/100 (\$500.00)** Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

HOWARD ROBERSON, an unmarried man

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto
DELLA M. PENDER, CLAUDIA GAIL GREEN and GWENDOLYN A. VALENTI

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION INCORPORATED HEREIN FOR ALL PURPOSES.

Subject to: All easements, restrictions and rights of way of record.

Grantor Howard Roberson is one and the same person as Howard Robinson, Grantee in deed recorded in Book 025, Page 697 (Parcel 1) and in deed recorded in Book 177, Page 74 (Parcel 2).

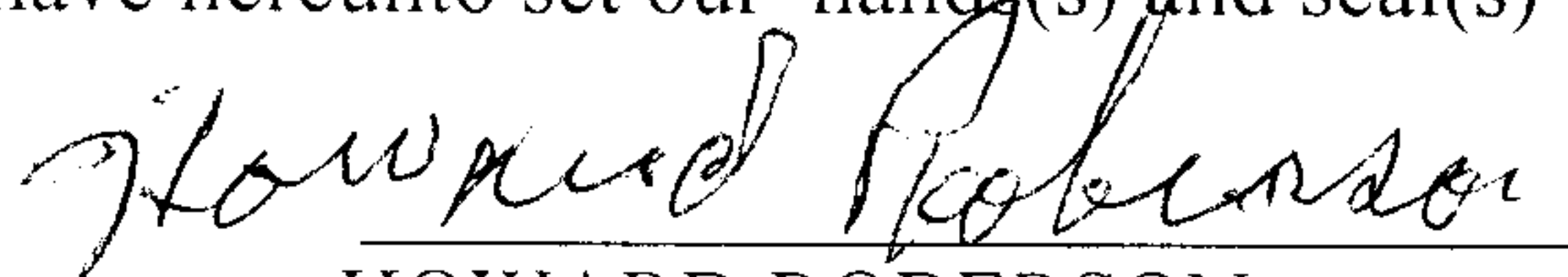
Howard Roberson is the surviving Grantee of those certain deeds recorded in Deed Book 025, Page 697 (Parcel 1), Deed Book 177, Page 74 (Parcel 2) and Inst. 1994-15466 (Parcel 3). The other Grantee Mary Roberson, having died on or about the 21 day of February, 1997.

Grantee Mary Roberson is one and the same person as Mary Robinson, Grantee in deed recorded in Book 025, Page 697 (Parcel 1) and in deed recorded in Book 177, Page 74 (Parcel 2).

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 12th day of October, 2010.

 (Seal)
HOWARD ROBERSON

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard Roberson, an un married man. whose name is signed to the foregoing conveyance and

who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 12th day of October, 2010

My commission expires: 4-26-14

Helen M. Gay
NOTARY PUBLIC



20101014000341720 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
10/14/2010 08:59:14 AM FILED/CERT



20101014000341720 3/3 \$78.00
Shelby Cnty Judge of Probate, AL
10/14/2010 08:59:14 AM FILED/CERT

EXHIBIT A

PARCEL 1

Commence at the Northeast corner of the NE 1/4 of SE 1/4 of Section 3, Township 20 South, Range 2 East; thence Westerly along the North line of said 1/4-1/4 Section a distance of 321.73 feet to a point; said point being the Southwest corner of the Sheila Keith lot, and the point of beginning of the property herein described; thence 89 degrees 4 minutes to the right 129.61 feet along the West line of the Keith lot to a point; said point being the Southeast corner of the Terry Shiflett lot; thence run in a Westerly direction along the South line of the Shiflett lot a distance of 119 feet to a point; thence run South a distance of 116 feet, more or less, to a point on the North line of said 1/4-1/4 Section; thence run East along the North line of said 1/4-1/4 Section a distance of 119 feet, more or less, to the point of beginning. Said property being located in the SE 1/4 of NE 1/4 of Section 3, Township 20 South, Range 2 East.

PARCEL 2

Commence at the Southeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 20 South, Range 2 East, and run Northerly along the East line thereof 76.62 feet; thence turn left 28 degrees 30 minutes and run Northwesterly 1518.66 feet; thence turn right 115 degrees 16 minutes 30 seconds and run Easterly 26.33 feet to a point on the Northeasterly right of way line of Chancellor Ferry Road; thence turn left 115 degrees 06 minutes to said right of way line and run Northwesterly 82.82 feet; thence turn right 115 degrees 06 minutes and run Easterly 235.13 feet to the point of beginning; thence turn right 90 degrees 00 seconds and run Southerly 75.00 feet; thence turn left 90 degrees 00 seconds and run Easterly 50 feet, more or less, to the Southwest corner of the land conveyed to Grantees by deed recorded in Real Book 025, page 697, in the Probate Court of Shelby County, Alabama; then turn left and run Northerly along the West line of Grantee's said land 116 feet; then turn left and run Westerly parallel with the South line of the SE 1/4 of the NE 1/4 of said Section 3 a distance of 42.5 feet; then turn left and run Southerly to the point of beginning.

PARCEL 3

Commence at the Southeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 20 South, Range 2 East, and run Northerly along the East line thereof 76.62 feet; thence turn left 28 degrees 30 minutes and run Northwesterly 1518.66 feet; thence turn right 115 degrees 16 minute 30 seconds and run Easterly 26.33 feet to a point on the Northeasterly right of way line of Chancellor Ferry Road and the point of beginning; thence turn left 115 degrees 06 minutes to said right of way line and run Northwesterly 82.82 feet; thence turn right 115 degrees 06 minutes and run Easterly 235.13 feet; thence turn right 90 degrees 00 seconds and run Southerly 75.00 feet; thence turn right 90 degrees 00 seconds and run Westerly 200.00 feet to the point of beginning.