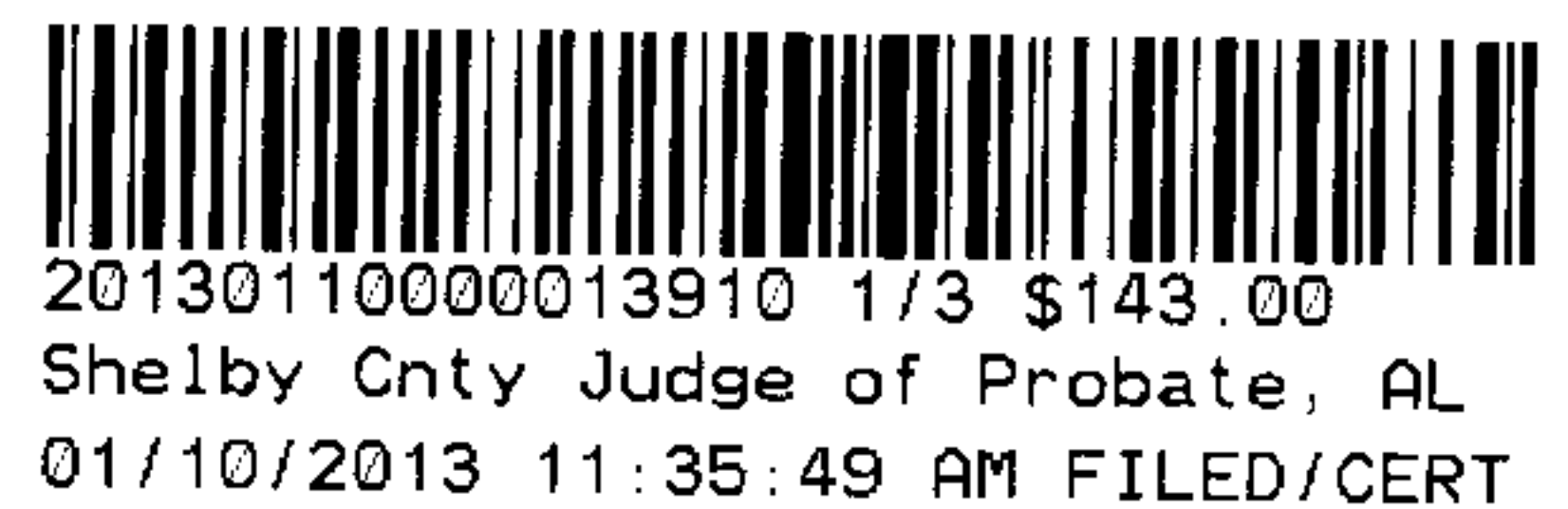


This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Lance D. Roberson
2012 Bridge Lake Drive
Birmingham, AL 35244
(Also Property Address)



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY)

That in consideration of Five Hundred Thousand and No/100 (\$500,000.00) Dollars
as evidenced by closing statement.

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is
acknowledged, I/we, Dale G. Schmelzle and Ellen B. Schmelzle, Husband and Wife

(Whose address is 183 Sitgreaves St., Philipsburg, NJ 08865)
(Herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Lance D. Roberson and April M. Roberson
(Whose address is the Property Address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following
described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

\$ 375,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

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, then the
heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 27
day of December, 2012.

Dale G. Schmelzle (Seal)
Dale G. Schmelzle

Ellen B. Schmelzle (Seal)
Ellen B. Schmelzle

Shelby County, AL 01/10/2013
State of Alabama
Deed Tax: \$125.00

STATE OF ALABAMA

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Ellen B. Schmelzle, whose name(s) 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 27th day of December, A.D., 2012.

My Commission Expires: 4/21/16

William H. Halbrooks
William H. Halbrooks, Notary Public

STATE OF New Jersey)
COUNTY OF Warren)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale G. Schmelzle, whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of December, A.D., 2012.

My Commission Expires: 10/20/14

[Signature]
Notary Public

PAUL CARBO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 20, 2014




20130110000013910 2/3 \$143.00
Shelby Cnty Judge of Probate, AL
01/10/2013 11:35:49 AM FILED/CERT

Exhibit "A"

Attached Legal Description

Lot 11-A, A resurvey of Lots 10 and 11, Bridgelake Addition to Riverchase as recorded in Map Book 19, Page 51 In the Probate Office of Shelby County, Alabama.
Also,

Part of Lot 10-A, Resurvey of Lots 10 & 11, Bridgelake Addition to Riverchase, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 19, Page 51, and being more particularly described as follows:

Beginning at an existing iron rebar being the moat easterly corner of said Lot 10-A and being on the Northwest right of way line of Bridgelake Drive run in a Southwesterly direction and along the Northwest right of way line of said Bridgelake Drive and along the Southeast line of said Lot 10-A for a distance of 6.91 feet to an existing iron rebar; thence turn an angle to the right of 81 degrees 10 minutes 21 seconds and run in a Northwesterly direction for a distance of 146.94 feet to an existing iron rebar; thence turn an angle to the left of 27 degrees 34 minutes 12 seconds and run in a Northwesterly direction for a distance of 67.02 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 42 degrees 08 minutes 19 seconds and run in a Northwesterly direction for a distance of 31.38 feet to an existing iron rebar; thence turn an angle to the right of 140 degrees 51 minutes 59 seconds and run in a Southeasterly direction along the Northeast line of said Lot 10-A for a distance of 72.05 feet to an existing iron rebar; thence turn an angle to the right of 24 degrees 33 minutes 54 seconds and run in a Southeasterly direction along the Northeast line of said Lot 10-A for a distance of 172.25, more or less, to the point of beginning.


20130110000013910 3/3 \$143.00
Shelby Cnty Judge of Probate, AL
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