

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Randal L. Roberts and Iris M. Roberts  
1266 Eagle Park Road  
Birmingham, AL 35242

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )



20130805000317870 1/2 \$80.00  
Shelby Cnty Judge of Probate, AL  
08/05/2013 02:20:57 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Fifteen Thousand And No/100 Dollars (\$315,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Randall P. Fleece, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Randal L. Roberts and Iris M. Roberts (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 46, according to the Survey of Eagle Point, 12 Sector, 3rd Phase, as recorded in Map Book 24, Page 102, in the Probate Office of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Fifty-Two Thousand And No/100 Dollars (\$252,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on July 26, 2013.

  
Randall P. Fleece

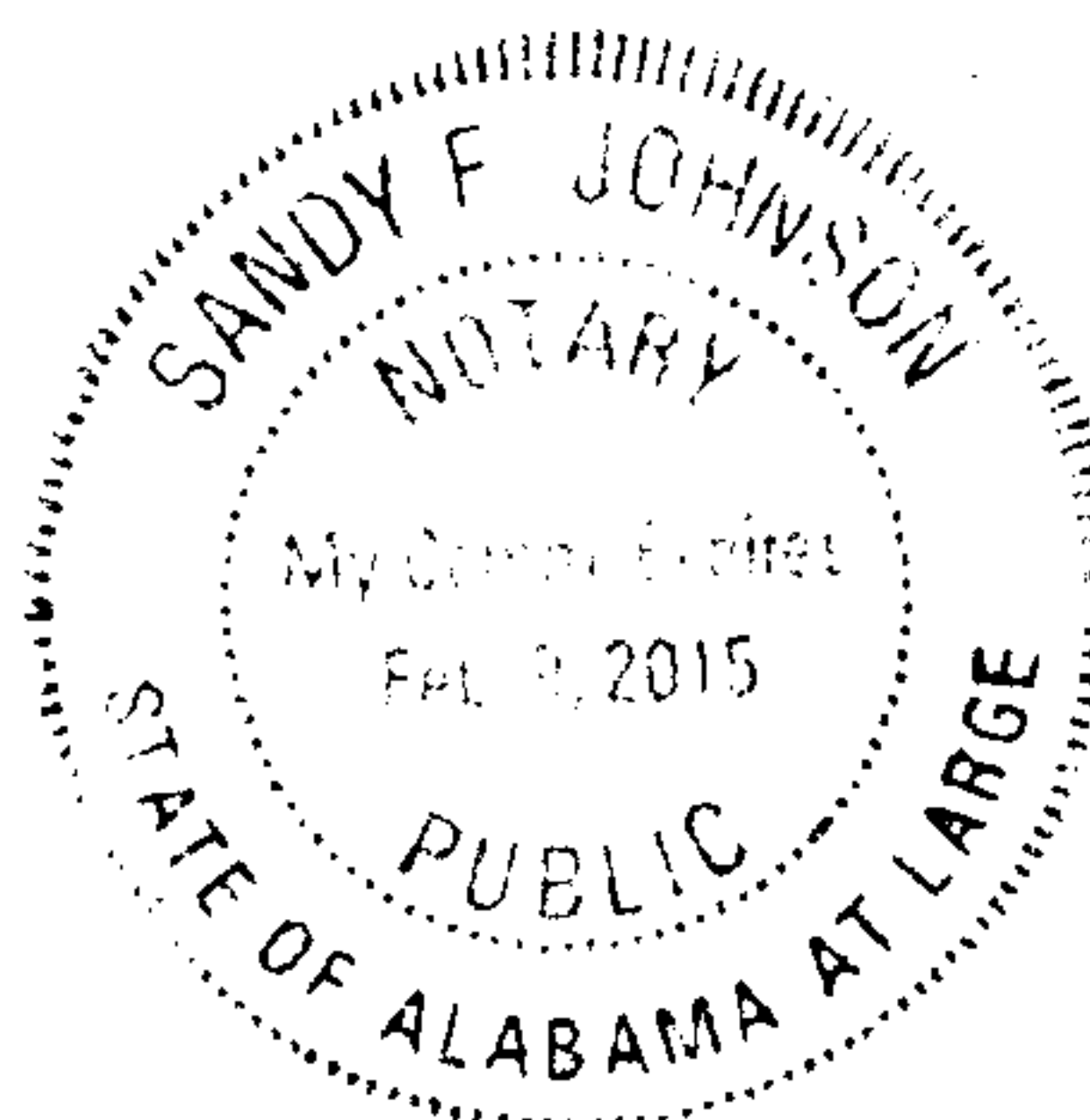
STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall P. Fleece, 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 executed the same on the day same bears date.

Given under my hand and official seal on the 26th day of July, 2013.

  
Notary Public  
Commission Expires:

Shelby County, AL 08/05/2013  
State of Alabama  
Deed Tax: \$63.00



This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Date of Sale	July 26, 2013
Total Purchase Price	\$315,000.00
or	
Actual Value	\$
or	
Assessor's Market Value	\$

\_\_\_\_ Appraisal  
Other:

