

1277

Grantee: Jasper W. Roy
~~314 Timothy Drive~~ P.O. Box 725
~~Columbiana, AL 35051~~ ~~ACADASTAR, AL.~~
35007

STATUTORY FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS to the undersigned grantor, LAY LAKE FARMS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JASPER W. ROY and wife, MILDRED E. ROY (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the map of East Calera Farms, as recorded in Map Book 12, Page 33, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

BOOK 199 PAGE 636

LESS AND EXCEPT: Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as to be reserved in deed recorded in Real Volume 161, Page 296, in Probate Office of Shelby County, Alabama.

SUBJECT TO: Right of way to Shelby County, as recorded in Deed Book 271, Page 756, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Rights of way to Railroads, as recorded in Deed Book 14, Page 363 and Deed Book 14, Page 382, in said Probate Office.

SUBJECT TO: Exceptions and reservations in deed recorded in Real Record 161, Page 296, in Probate Office.

SUBJECT TO: Timber deed as recorded in Real Record 161, Page 298, in Probate Office.

SUBJECT TO all restrictions, reservations, easements and right of ways of record or in evidence through use.

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.

Little Bank
P. O. Box 180
Calera, AL 35040

IN WITNESS WHEREOF, the said GRANTOR, by its President Nelda Cofer Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of August, 1988.

LAY LAKE FARMS, INC.

Nelda Cofer Weaver
Nelda Cofer Weaver, President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelda Cofer Weaver whose name as President of LAY LAKE FARMS, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5th day of August, 1988.

Joseph T. Bradford
Notary Public

MY COMMISSION EXPIRES 8-25-1990

THIS INSTRUMENT PREPARED BY:
Weaver Agency of Bessemer, Inc.
412 4th Avenue, Bessemer, Alabama

STATE OF ALA. SHELTON
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG 17 AM 8:51

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 8.50
2. Mig. Tax	---
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	14.50

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