

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

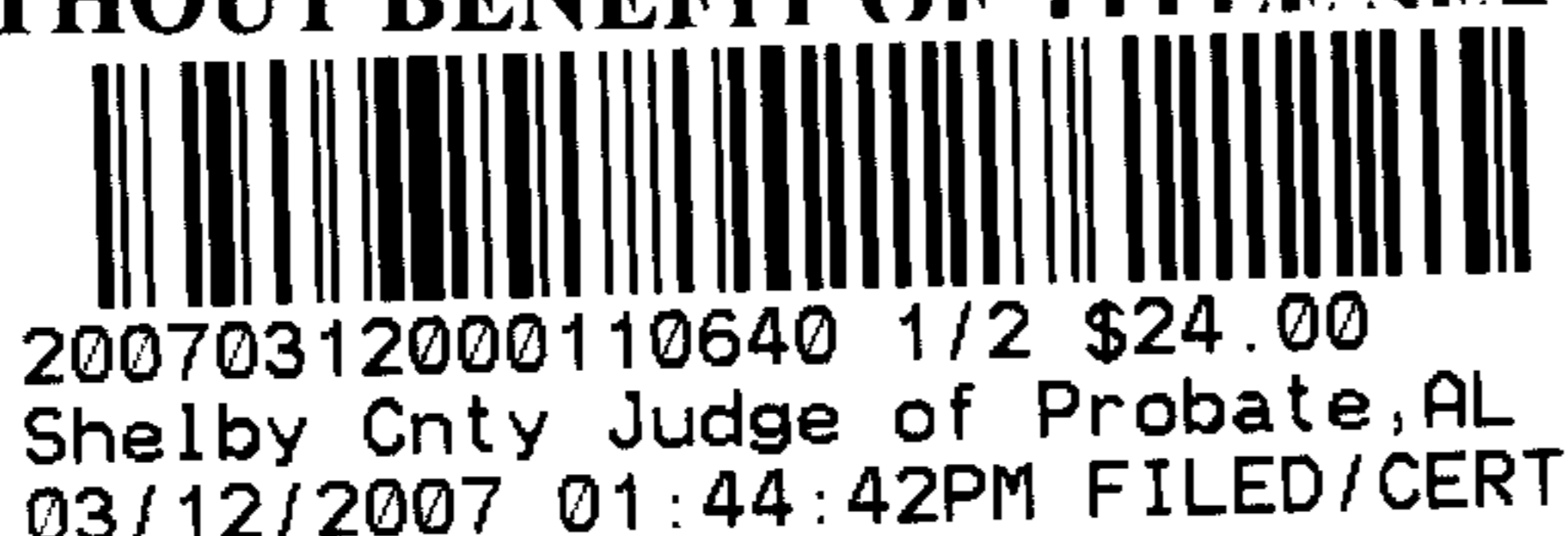
This instrument was prepared by

Sandy F. Johnson

Attorney at Law

P.O. Box 23

Montevallo, AL 35115 (205)665-7660



Send Tax Notice to:

(Name) Mary Ross

(Address) 5657 Highway 10

Montevallo, AL 35115

*** MINIMUM VALUE: \$10,000.00***

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I (we),

MARY ROSS, an unmarried woman and TIMOTHY ROY ROSS, a married man

(herein referred to as **GRANTORS**) do grant, bargain, sell and convey unto

MARY ROSS and TIMOTHY ROY ROSS

(herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Parcel 1

Commence at the SW corner of the SW ¼ of NE ¼ of Section 2, Township 22 South, Range 4 West and run thence East along the South line of said Quarter Quarter Section a distance of 329 feet to the SE corner of Robert Roman property, as described in Deed Book 122 at page 263, Office of Judge of Probate of Shelby County, Alabama; thence run North along the East line of said Robert Roman property a distance of 772.01 feet, more or less, to the Intersection of said line with the South right of way line of the Shelby County Public Highway, formerly known as the old Montevallo and Tuscaloosa Public Road; thence run East along the South right of way of said public highway a distance of 90 feet to the NW corner of Roy and Mary Ross property, as described in Deed Book 211 at page 183 in said Probate Office; thence run South, along the West line of said Ross property, a distance of 250 feet, said point being the point of beginning of the parcel herein described; thence continue South along the same course a distance of 40 feet; thence run East, parallel with the South right of way line of said public highway, a distance of 90 feet; thence run North, parallel with the East line of said Robert Roman property, a distance of 40 feet to the SE corner of said parcel described in Deed Book 211 at page 183 in said Probate Office; thence run West, along the South line of said parcel described in Deed Book 211 at page 183 in said Probate Office, a distance of 90 feet to the point of beginning.

Minerals and mining rights excepted, and subject to easements and rights of way of record.

Parcel 2

That part of the NE ¼ of Section 2, Township 22 South, Range 4 West as follows: Begin at the Northeast corner of Robert Roman land and run east a distance of 90 feet which is the point of beginning, continue East a distance of 90 feet, thence South 250 feet, thence West 90 feet, thence North 250 feet to point of beginning, said land lying south of the Montevallo & Boothton Highway and known as Highway Number 10. The mineral rights are expressly reserved by the Southern Mineral Land Company.

LESS AND EXCEPT that certain property previously conveyed by Grantors to Betty L. Harper and Barry L. Harper and recorded at Instrument #20050901000451420 in the Office of the Probate Judge, Shelby County, Alabama, described as follows:

Parcel "A"

Commence at a ½" rebar locally known as the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West; thence South 88 degrees 44 minutes 15 seconds East along the south line of said ¼ - ¼ section and run 329.18 feet to a ½" capped rebar; thence North 02 degrees 40 minutes 18 seconds East and run 765.71 feet to a 5/8" capped rebar on the south right-of-way line of County Road No. 10; thence along said right-of-way line North 88 degrees 53 minutes 45 seconds East and run 90.00 feet to the Point of Beginning; thence continue North 88 degrees 53 minutes 45 seconds East and run 20.00 feet to a 5/8" capped rebar; thence South 03 degrees 36 minutes 15 seconds East and run 157.66 feet to a 5/8" capped rebar; thence South 10 degrees 02 minutes 22 seconds West and run 134.39 feet to a 5/8" capped rebar; thence South 88 degrees 53 minutes 45 seconds West and run 20.00 feet to a point thence North 02 degrees 40 minutes 18 seconds East and run 290.00 feet back to the Point of Beginning. Containing 0.19 acres, more or less.

According to the survey of Brad S. Lucas, P.L.S., Alabama License No. 23005, dated September 22, 2001.



20070312000110640 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
03/12/2007 01:44:42PM FILED/CERT

**THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF
TIMOTHY ROY ROSS, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 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 4th day of March, 2007.

Mary Ross
MARY ROSS

Timothy Roy Ross
TIMOTHY ROY ROSS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **MARY ROSS and TIMOTHY ROY ROSS**, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of March, 2007.

Dandy Johnson
Notary Public
My Commission Expires: 2/13/2011

Shelby County, AL 03/12/2007
State of Alabama
Deed Tax: \$10.00