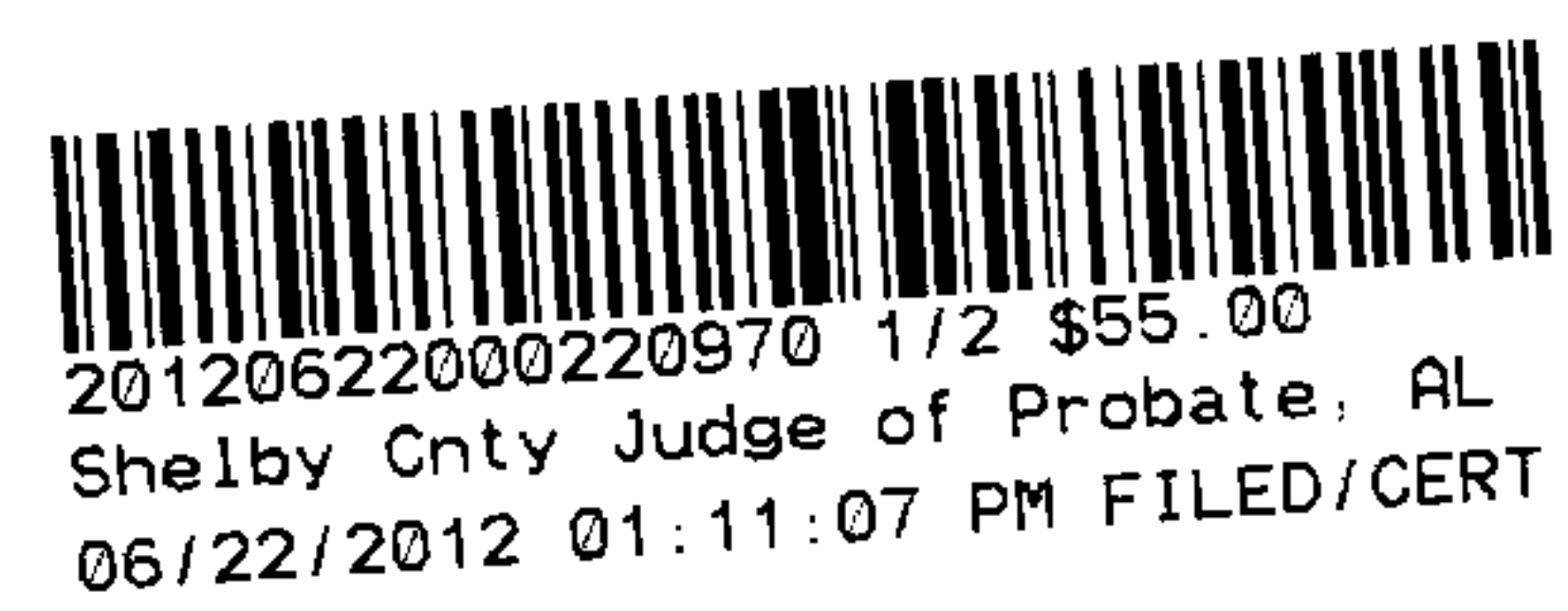


#40k

STATE OF ALABAMA)
COUNTY OF SHELBY)



WARRANTY DEED

THIS INDENTURE made this 22nd day of June, 2012, between JULIA ROY ("Grantor") and CAROL M. ROY ("Grantee"):

WITNESSETH, That for and in consideration of the sum of Ten and NO/100 (\$10.00) and other valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, State of Alabama, to-wit:

Begin at the SE corner of the SE ¼ of NW ¼ of Section 11, Township 21, Range 3 West, run East along the South boundary of the SW ¼ of the NE ¼ of said Section 11 for a distance of 654.81 feet; thence turn an angle of 87 deg. 05 min. to the left and run for 760.5 feet, more or less, to a point on the South right-of-way of the L & N R.R. South bound track; thence turn an angle of 93 deg. 45 min. to the left and run 691.6 feet; thence turn an angle of 89 deg. 06 min. to the left and run 210 feet; thence turn an angle of 89 deg. 06 min. to the right and run 284.0 feet to the East right-of-way of the Montevallo Road; thence run South along the East right-of-way of the said Montevallo Road to the point of intersection of the East right-of-way and the South boundary of the SE ¼ of NW ¼ of Section 11, Township 21 South, Range 3 West; thence run East along the said South boundary of SE ¼ of NW ¼ of Section 11, Township 21 South, Range 3 West 320.8 feet, more or less, to the point of beginning. This being parts of the SE ¼ of NW ¼ and SW ¼ of NE ¼ of Section 11, Township 21 South, Range 3 West. Situated in Shelby County, Alabama.

ALSO:

Commence at the SW corner of the SW ¼ of the NE ¼ of Section 11, Township 21 South, Range 3 West and run Easterly along the South line of said ¼-¼ a distance of 679.31 feet to a fence corner and the point of beginning of the parcel being described; thence turn an angle of 89 deg. 02 min. 10 sec. to the left and run Northerly along said fence line a distance of 201.07 feet to a 20" diameter Oak tree with a railroad spike set in its center at a height of 5 feet; thence turn an angle of 2 deg. 23 min. 0 sec. to the left and run Northerly a distance of 594.65 feet to a steel pin corner set on the center of an existing creosoted fence post on the South right-of-way line of the L & N Railroad and the end of the agreement line; thence run Northwesterly along the South right-of-way line of the L & N Railroad to the intersection thereof with the West line of the E ½ of the SW ¼ of the NE ¼ of said Section 11; thence run South along the West line of the E ½ of the SW ¼ of the NE ¼ of said Section 11 to the intersection thereof with the South line of the SW ¼ of the NE ¼ of said Section 11; thence run East along the South line of said SW ¼ of the NE ¼ of Section 11 a distance of 22.0 feet to the point of beginning, according to a survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated April 14, 1985. Situated in Shelby County, Alabama.

This being the same property acquired by Lamon Roy and Julia Roy, as joint tenants with right of survivorship, on April 21, 1994, and recorded in Instrument #1994-13492 (Recorded 4/25/1994), Shelby County Judge of Probate. Lamon Roy passed away on April 1, 2012, thereby leaving the property solely to Julia Roy.

TO HAVE AND TO HOLD to the said Grantee, it's successors or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, it's successors or assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, it's successors or assigns forever against the lawful claim of all persons.

aldavis
Witness

Julia Roy
JULIA ROY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that JULIA ROY, whose name is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Agreement, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of June, 2012.

SEAL


[Signature]
Notary Public
My Commission Expires: 12/9/2015

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216

SEND TAX NOTICE TO:

Carol M. Roy
538 3rd Street, NE
Alabaster, AL 35007


20120622000220970 2/2 \$55.00
Shelby Cnty Judge of Probate, AL
06/22/2012 01:11:07 PM FILED/CERT