

State of Alabama

SHELBY County

7611
Known All Men By These Presents,

That in consideration of One (\$1.00) ----- DOLLARS

and other good and valuable consideration

to the undersigned grantor BESSIE ROY

in hand paid by EUGENE B. ROY and wife, MARIE ROY, and BESSIE ROY

the receipt whereof is acknowledged I the said BESSIE ROY, an unmarried woman,

do grant, bargain, sell and convey unto the said Eugene B. Roy and wife, Marie Roy, and Bessie Roy

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Lots A and B, in Block 16, according to Joseph Squire's Map of the Town of Helena, as shown by plat recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 121, more particularly described as follows:

Commence at the Northeast corner of Lot A, thence run South along West line of Second Street a distance of 100 feet to Southeast corner of Lot B; thence run Westerl 323.4 feet along South boundary of Lot B to Southwest corner of said Lot B; thence run Northerly along East margin of Third Street a distance of 100 feet to the North-west corner of Lot A; thence run Easterly along North boundary of said Lot A a distance of 359.0 feet, more or less, to the point of beginning,

EXCEPTING therefrom the following described portion of said Lots A & B:

Commence at the Northwest corner of said Lot A and run thence Southerly along the East margin of Third Street to the Southwest corner of Lot B; thence run Easterly along the South boundary of said Lot B a distance of 100 feet; thence run Northerly and perpendicular to the South boundary of said Lot B a distance of 100 feet to the North boundary of Lot A; thence run Westerly along the North boundary of Lot A a distance of 106 feet, more or less, to the point of beginning all of said property being situated in the SW-1/4 of SW-1/4 Section 15, Township 20, Range 3 West.

TO HAVE AND TO HOLD Unto the said

Eugene B. Roy and wife, Marie Roy, and Bessie Roy

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

BOOK 288 PAGE 273
19740812000039720 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1974 12:00:00AM FILED/CERT

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,

this 10 day of August, 1974.

WITNESSES:

Bessie Roy (Seal.)
Bessie Roy

(Seal.)

(Seal.)

(Seal.)

State of ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bessie Roy, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of August 19 74.

Frank W. Donaldson As Notary Public

19740812000039720 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY Co.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 12 AM 10:55
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Conrad M. McDonald

BOOK 288 PAGE 274

Eugene B. Roy
11287 Dear Dr
Sterling Heights M. 48078

Roy, and Bessie Roy

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the.....

day of..... 19.....

at..... o'clock..... M, and was duly re-

corded in Volume..... of Deeds

at page....., and examined.

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

575 JAN 1985