

GRANTEE: Odell M. Roe  
5749 Desota Drive  
Pinson, Ala. 35126

2020

CORPORATION 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 HUNDRED FIFTY AND NO/100 Dollars and a a mortgage in the amount of \$6,650.00 recorded simultaneously herewith to the undersigned grantor, BLUE CREEK WOOD PRODUCTS, 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 ODELL M. ROE and DORIS E. ROE (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of the SE 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama more particularly described as follows:

To find the point of beginning, begin at the NE corner of the SW 1/4 of SE 1/4 and run North 89 degrees 28 minutes West and along the North boundary of said forty for a distance of 146 feet to the point of beginning; thence continue North 89 degrees 28 minutes West and along the North boundary of said forty 709.83 feet to it's intersection with the West right of way margin of Shelby County Highway #28; thence run South 47 degrees 4 minutes East and along said right of way 13.6 feet to a concrete right of way monument; thence run South 41 degrees 2 minutes West 10.75 feet to a concrete right of way monument. Said point lying 40 feet from the center line; thence run South 48 degrees 4 minutes East and along West right of way of said road 519.12 feet to a point; thence run North 41 degrees 56 minutes East 480.51 feet to the point of beginning.

LESS AND EXCEPT: Coal, oil, gas and mineral interests in, to or under said lands herein.

SUBJECT TO: Right of way to Shelby County, in Volume 191, page 413 as recorded in the Probate Office of Shelby County, Alabama .

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. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

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Blue Creek Wood Products, Inc.

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 \_\_\_\_\_ day of January, 1986.

BLUE CREEK WOOD PRODUCTS, INC.

ATTEST:

A. Glenn Weaver

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 BLUE CREEK WOOD PRODUCTS, 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, she, 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 \_\_\_\_\_ day of January, 1986.

Russell W. Harvey  
Notary Public

MY COMMISSION EXPIRES 9-27-87

THIS INSTRUMENT PREPARED BY:  
Nancy Allison  
412 4th Avenue, Bessemer, Alabama

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 JAN 27 PM 2:54

H. Thomas C. Jones, Jr.  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	<u>1.00</u>
Mineral Tax	_____
Recording Fee	<u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>7.00</u>