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THIS INSTRUMENT WAS PREPARED BY:
DONALD REAL ESTATE & INSURANCE CO., INC.
4508 GARY AVE.
FAIRFIELD, AL. 35064

SEND TAX NOTICE TO:

STATE OF ALABAMA)
Shelby COUNTY)

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollars and the execution of a Purchase Money mortgage and note in the amount Thirty-six Hundred twenty-nine dollars (\$3629.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I

Robert L. Robinson
(herein referred to as grantor), grant, bargain, sell and convey unto James R. Roy and wife Victoria K. Roy (herein referred to as grantee) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Legal description attached hereto and made a part hereof.

Less and except mineral, mining, oil and gas rights and all rights incidental thereto.

Subject to easements, rights of way and all matters of public record.

Subject to restrictions of Grantor as recorded in Misc. 57, page 62, and Real 3, page 840, as amended in Real 30, page 510 in Probate Office, Shelby County.

THIS IS NOT THE HOMESTEAD OF GRANTOR.

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 of such forever, together with every contingent remainder and right of reversion.

Robert L. Robinson

STATE OF ALABAMA)
Shelby COUNTY)

I, *Rahmi Jean Barrett* a Notary Public in and for said County, in said State, hereby certify that

whose name(s) *Robert L. Robinson* 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* executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of Jan 1987

Rahmi Jean Barrett
Notary Public

MY COMMISSION EXPIRES 10-24-87

BOOK 110 PAGE 949

STATE OF ALABAMA
COUNTY OF SHELBY

I, Joseph E. Conn, Jr., a registered surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown, that there are no visible encroachments of any kind upon the subject property except as shown, that steel corners have been installed at all lot corners and curve points as shown on the plat represented by small open circles. I further certify that I have consulted the Federal Insurance Administrations Flood Hazard map for the area and have determined that the subject property is not in a flood prone area, the correct legal description being as follows:

PARCEL 33

Commence at the N.E. corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama and run thence S 87°-03'-59" W a distance of 609.92', Thence run S 1°-46'-31" E a distance of 3,846.22' to a point, Thence run N 88°-13'-29" E a distance of 109.28' to the point of beginning of the property being described, Thence run S 3°-10'-53" W a distance of 260.0' to a point, Thence run N 56°-01'-06" W a distance of 200.75' to a point on the arc of a cul-de-sac curve to the left having a central angle of 80°-21'-09" and a radius of 50.0', Thence continue along the arc of said curve an arc distance of 70.12' to a point, Thence run N 66°-13'-01" E a distance of 243.06' to the point of beginning, containing 0.61 of an acre.

STATE OF ALABAMA
COUNTY OF SHELBY

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PARCEL 34

Commence at the N.E. corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama and run thence S 87°-03'-59" W a distance of 609.92', Thence run S 1°-46'-31" E a distance of 3,987.94', Thence run S 88°-13'-29" W a distance of 76.09' to a point on the curve of a cul-de-sac and the point of beginning of the property being described, Thence run S 56°-01'-06" E a distance of 200.75' to a point, Thence run S 38°-40'-53" W a distance of 161.57' to a point, Thence run N 25°-50'-38" W a distance of 214.93' to a point on the arc of a cul-de-sac curve to the left having a central angle of 64°-02'-43" and a radius of 50.0', Thence run along the arc of said curve an arc distance of 55.89' to the point of beginning, containing 0.47 of an acre.

1. Land Tax	0
2. Mfg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50

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

1987 JAN 20 AM 11:03

JUDGE OF PROBATE

According to my survey this 19th day of December 1986

Joseph E. Conn, Jr.
SURVCON

Alabama reg. No. 9049

056 304 011 X009