

This instrument was prepared by 1730
(Name) J. Michael Joiner
(Address) P.O. Box 1012, Alabaster, AL 35007

Send Tax Notice To: Willie Roper
name
P.O. Box 25, Maylene, AL 35114
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand Four Hundred Dollars and No/100ths. (\$30,400.00)---DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles R. Griffin and wife Barbara Griffin

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

Willie Roper and wife Sue Roper

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Mineral and Mining rights excepted.

\$27,360.00 of the above referenced purchase price has been paid by a Mortgage loan closed simultaneously herewith.

Subject to easements, taxes and restrictions of record.

BOOK 116 PAGE 57

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 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 said 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 16th day of February, 1987

WITNESS:

(Seal)

(Seal)

(Seal)

Charles R. Griffin (Seal)
Charles R. Griffin
Barbara Griffin (Seal)
Barbara Griffin

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Griffin and wife Barbara Griffin whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 1987

EXHIBIT "A"

BOOK 116 PAGE 58

Begin at the southwest corner of the South-West quarter of the South-East quarter of Section 4, Township 21 South, Range 3 West; thence northerly along the West boundary of said quarter-quarter section 733.90 feet; thence right 65 deg. 27 min. 45 sec. in a northeasterly direction 575.29 feet, more or less, to the northeast corner of Lot 6, Woodland Hills Subdivision (Map Book 5 page 90, Shelby County Probate Office); thence right 53 deg. 31 min. 30 sec. in a southeasterly direction along the north boundaries of said Woodland Hills Subdivision and Woodland Hills, First Phase, Third Sector (Map Book 6 page 7, Shelby County Probate Office) and a projection thereof 400.00 feet to point of beginning; thence continue southeasterly along same line 300.99 feet; thence left 106 deg. 30 min. in a northeasterly direction along the West boundary of Woodland Hills, Second Phase, First Sector (Map Book 6 page 138, Shelby County Probate Office) 839.00 feet; thence left 86 deg. 00 min., more or less, in a northeasterly direction along the southwest boundary of McLaughlin Property 464.88 feet; thence left 92 deg. 01 min. in a southwesterly direction 322.05 feet; thence left 75 deg. 29 min. in a southeasterly direction 208.89 feet; thence right 75 deg. 29 min. in a southwesterly direction 405.00 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, Begin at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 3 West; thence Northerly along the West boundary of said 1/4 1/4 Section 733.90 feet; thence right 65 deg. 27 min. 45 sec. in a Northeasterly direction 575.29 feet, more or less, to the Northeast corner of Lot 6, Woodland Hills Subdivision (Map Book 5 page 90, Shelby County Probate Office); thence left 50 deg. 59 min. 30 sec. in a Northeasterly direction 405.00 feet to point of beginning; thence continue Northeasterly along same line 280.66 feet; thence right 92 deg. 01 min. in a Southeasterly direction along the McLaughlin Property 185.12 feet; thence right 87 deg. 59 min. in a Southwesterly direction 322.05 feet; thence right 104 deg. 31 min. in a Northwesterly direction 191.11 feet to point of beginning; being situated in Shelby County, Alabama.

Signed for identification.

Date: February , 1987

Charles R. Griffin
Charles R. Griffin

Barbara Griffin
Barbara Griffin

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

1987 FEB 20 AM 9:16

Thomas R. [Signature]
JUDGE OF PROBATE

Notary Fee	3.50
200.00	
200.00	5.00
100.00	1.00
TOTAL	9.50