

SEND TAX NOTICE TO: ROBERT F. McLERoy, JR.,
104 BEACON DRIVE
COLUMBIANA, AL 35051

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY-SIX THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$26,500.00) to the undersigned grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, JEFF D. FALKNER and wife, JANICE M. FALKNER; RICHARD B. SMITH and wife, JAN A. SMITH; JOE L. TIDMORE and wife, BRENDA B. TIDMORE; and CHARLES O. TIDMORE and wife, JOYCE TIDMORE, (herein referred to as grantors) do grant, bargain, sell and convey unto ROBERT F. McLERoy, JR. and wife, ANGELA H. McLERoy (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit: .

Lot 5, according to the survey of Paradise Point, Sector Two, as recorded in Map Book 11, Page 47, in the Probate Office of Shelby County, Alabama.

*The purchase price recited above was paid by mortgage executed simultaneously herewith.

THIS IS A PRIVATE SUBDIVISION. ALL ROADS, STRUCTURES AND DRAINAGE SHALL BE MAINTAINED BY THE DEVELOPER AND/OR PROPERTY OWNERS.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the same Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of August, 1987.

Jeff D. Falkner
Jeff D. Falkner

Joe L. Tidmore
Joe L. Tidmore

Jeff D. Falkner
By: Jeff D. Falkner, Attorney-in-fact, as shown by the Power of Attorney, recorded in Real Record 144, Page 13, in the Probate Office of Shelby County, Alabama.

Janice M. Falkner
Janice M. Falkner

Brenda B. Tidmore
Brenda B. Tidmore

Jeff D. Falkner
By: Jeff D. Falkner, Attorney-in-
fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 10, in the Probate
Office of Shelby County, Alabama

Jeff D. Falkner
By: Jeff D. Falkner, Attorney-in-
fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 14, in the Probate
Office of Shelby County, Alabama.

32 Richard B. Smith
Richard B. Smith

Charles O. Tidmore
Charles O. Tidmore

BOOK 151 PAGE
Jeff D. Falkner
By: Jeff D. Falkner, Attorney in
Fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 11, in the Probate
Office of Shelby County, Alabama

Jeff D. Falkner
By: Jeff D. Falkner, Attorney in
Fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 15, in the Probate
Office of Shelby County, Alabama.

Jan A. Smith
Jan A. Smith

Joyce Tidmore
Joyce Tidmore

Jeff D. Falkner
By: Jeff D. Falkner, Attorney in
Fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 12, in the Probate
Office of Shelby County, Alabama

Jeff D. Falkner
By: Jeff D. Falkner, Attorney in
Fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 16, in the Probate
Office of Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Jeff D. Falkner, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of August, 1987.

1. Deed Tax \$ 26.50
2. Mtg. Tax 5.00
3. Recording Fee 7.00
4. Indexing Fee 38.50
TOTAL

STATE OF ALABAMA
SHELBY COUNTY

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

1987 SEP 15 AM 11:20

Janet F. Pearson
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Jeff D. Falkner, whose name as Attorney in fact for Janice M. Falkner, Richard B. Smith, Jan A. Smith, Joe L. Tidmore, Brenda B. Tidmore, Charles O. Tidmore, and Joyce Tidmore, 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, in his capacity as such Attorney in fact for the above listed parties.

Given under my hand and official seal, this 28th day of August, 1987.

Janet F. Pearson
Notary Public