

4615

This instrument was prepared by

(Name) Eason Mitchell, P.C.  
(Address) P. O. Box 989, Alabaster, AL 35007

Form 1-1-6 Rev. 1-66  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS, \$00.00

That in consideration of ten dollars (\$10.00) and other good and valuable consideration DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto George William Roy and Betty Roy

(herein referred to as GRANTEES) 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:

One Lot situated in the Town of Calera, Alabama, and described as follows: Beginning at a point on the East right of way line of Montgomery Avenue, now known as the Montgomery and Birmingham Highway, at a point 150 feet South from the southwest corner of the lot formerly known as the R.C. Scroggins lot, and which point is also 75 feet South from the southwest corner of the lot heretofore sold to W.R. Doak, and which said point of beginning is also described as commencing at the Northwest corner of Lot 3, according to the survey division and agreement in the division of the lands belonging to the South and North Alabama Railroad Company, Jesse Kelley, E.A. Donaldson and Helen N. Boyle, and dated September 20, 1878, as shown of record in Deed Book 3, on pages 110 to 115, in the office of the Judge of Probate of Shelby County, Alabama, which said corner of commencement is marked by a railroad rail driven in the ground on the East margin of the right of way line of said Birmingham and Montgomery Highway, and running thence South along East line of said Highway right of way, a distance of 577 feet, to the point of beginning of the lot herein conveyed, as aforesaid. From said point of beginning run thence south along the East line of said highway right of way a distance of 45 feet to the Northwest corner of the lot conveyed by the grantor to Charles B. Pearson; run thence East along the North line of said Charles B. Pearson lot to the right of way of the Louisville and Nashville

PLEASE SEE ATTACHED EXHIBIT

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

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, have hereunto set hand(s) and seal(s), this 17th day of October, 1989

WITNESS:

(Seal) George William Roy (Seal)  
(Seal) George William Roy (Seal)  
(Seal) Elizabeth M. (Betty) Roy (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 George William Roy and Betty Roy whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October, A. D., 1989

George W. Roy P.O. Box - 144 Mary Geneva Ray Notary Public

EXHIBIT "1"

Railroad Company; run thence North parallel with said Railroad right of way a distance of 45 feet; run thence West to the point of beginning on the East line of said Montgomery and Birmingham Highway, the lot herein conveyed being a part of Lot 3 of said survey and division between the South and North Alabama Railroad Company, et al., as aforesaid, and situated in the West Half of the northeast Quarter of Section 21, Township 22, Range 2 West.

Also, the right of ingress and egress over a driveway 12 feet in width leading East from the Birmingham and Montgomery Highway to the right of way of the Louisville and Nashville Railroad Company, situated North of and contiguous to the above described lot. All situated in the Town of Calera; Shelby County, Alabama.

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

89 OCT 30 PM 1:10

*Thomas A. Snodgrass, Jr.*  
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>50</u>
2. Mtg. Tax -----	\$	
3. Recording Fee -----	\$	<u>5.00</u>
4. Indexing Fee -----	\$	<u>3.00</u>
5. No Tax Fee -----	\$	
6. Collected Stamp Fee --	\$	<u>1.00</u>
Total -----	\$	<u>9.50</u>