

3162

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Ronald L. Roy
2503 Elizabeth Drive
Pelham, Alabama 35124
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 One hundred four thousand and No/100 (104,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lee Edward Cathey and wife, Janice S. Cathey

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

Ronald L. Roy and Rita T. Roy

(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 Legal Description on attached Exhibit "A".

Subject to taxes for 1991.

Subject to easement and right of way to City of Pelham as recorded in Real Volume 143,
Page 394.

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\$83,200.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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 10th
day of June, 1991.

WITNESS:

(Seal)

(Seal)

(Seal)

Lee Edward Cathey (Seal)
Janice S. Cathey (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Lee Edward Cathey and wife, Janice S. Cathey
whose name S are 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 10th day of June, A. D., 1991

Larry L. Halcomb
Notary Public.

EXHIBIT A

Part of the NE 1/4 of the NW 1/4 of Section 2, Township 20-South, Range 3 West, Shelby County, Alabama. Described as follows: Begin at the Southeast corner of said 1/4-1/4 section and run Northerly along the East line thereof for a distance of 240 feet to the point of beginning of the land here described; continue on the same course for 150.0 feet; thence turn an angle to the left of 87 deg. 57 minutes 45 seconds and run Westerly for a distance of 179.6 feet to the Southeasterly right of way line of Elizabeth Drive, said point also being a point on a curve to the left said curve being concave in a Northwesterly direction having a radius of 392.67 feet and a central angle of 8 degrees, 29 minutes, 10 seconds, thence turning an angle of 65 deg. 26 min. 59 seconds in the Southwest quadrant to the chord of said curve run Southwesterly along the arch and along said right of way line of said curve for a distance of 58.16 feet to the end of said curve; thence run Southwest along a line which is tangent to said curve and along said right of way line for a distance of 41.89 feet; thence turn an angle of 104 degrees 02 minutes 53 seconds to the left and run southeasterly for a distance of 237.06 feet to the point of beginning. Situated in Shelby County, Alabama.

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

91 JUN 13 AM 11:26

Thomas P. Snowdon, Jr.
JUDGE OF PROBATE

1	Doc. Tax	21.00
2		5.00
3		5.00
4		1.00
5		1.00
6		1.00
Total		30.00