

THIS INSTRUMENT PREPARED BY:

M. Beth O'Neill
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Brian M. Roy
1509 Applegate Lane
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FORTY-THREE THOUSAND FIVE HUNDRED AND NO/100 (\$43,500.00) DOLLARS to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

J. WESLEY LIBB and wife, EILEEN H. LIBB

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

BRIAN M. ROY and wife, PAIGE R. W. 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:

Lot 44, of Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes due and payable October 1, 1991 and subsequent years.
2. Easements to Southern Natural Gas, as recorded in Deed Book 99, Page 480; Deed Book 213, Page 128; Deed Book 213; Page 130; Deed Book 213, Page 132; and Deed Book 213, Page 134, in the Probate Office of Shelby County, Alabama.
3. Easements to Plantation Pipeline Company as recorded in Deed Book 217, Page 247; Deed Book 212, Page 621; and Deed Book 212, Page 627, in said Probate Office.
4. Easement to South Central Bell as recorded in Deed Book 337, Page 235, in said Probate Office.

Attn: Kathryn S. Carver

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5. Right of Way to Shelby County, as recorded in Deed Book 280, Page 330, in said Probate Office.
6. Transmission line permit to Alabama Power Company, as recorded in Real Book 59, Page 376, in said Probate Office.
7. Restrictive covenants as recorded in Real Book 60, Page 748; Real Book 63, Page 634; and as amended in Real Book 125, Page 299, in said Probate Office.
8. Agreement with Alabama Power Company, as recorded in Real Book 60, Page 745, in said Probate Office.
9. 30-foot building setback line from Applegate Lane, as shown on recorded map of said subdivision.
10. 15-foot utility easement across West side of said lot as shown on recorded map.

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, administrators and assigns covenant with the said Grantees, their heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that said premises 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 said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30th day of September, 1991.


J. WESLEY LIBB


ELIEEN H. LIBB

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that J. WESLEY LIBB and wife, EILEEN H. LIBB, 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 the 30th day of September, 1991.

Patti J. Sims
Notary Public

My Commission Expires: 02/18/93

1. Deed Tax	\$ 4.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 5.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 16.00

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

91 OCT -1 PM 12:17

William J. ...
JUDGE OF PROBATE

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