

SEND TAX NOTICE TO:

(Name) John L. Roper
1040 Mission Hills Road
 (Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Anthony Jay Anderson, a single man, devisee under the Will of Anthony Joe Anderson,
 deceased, Probate Case No. 29-247, removed to Circuit Court of Shelby County, Alabama, Case
 (herein referred to as grantors) do grant, bargain, sell and convey unto No. CV-91-377

John L. Roper and Teresa Darlene 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:

Commence at the Southwest corner of SW 1/4 of SE 1/4, Section 22, Township 21 South, Range 3 West; thence run North along the West boundary line of said quarter-quarter section line a distance of 786.35 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 417.42 feet to a point; thence turn an angle of 90 degrees to the left and run a distance of 483.68 feet to a point on the South 40-foot right of way line of Shelby County Highway No. 80; thence turn an angle of 101 degrees 30 minutes to the left and run Westerly along said right of way line a distance of 106.80 feet to a point, said point being a point of curvature; thence continue along said right of way line a distance of 316.28 feet to a point, said point being on the West line of said Quarter-Quarter Section line; thence turn South along said Quarter-Quarter Section line a distance of 417.42 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of SE 1/4, Section 22, Township 21 South, Range 3 West, Shelby County, Alabama.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 1993-04034

02/11/1993-04034
 09:41 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOL MCD 7.50

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, I have hereunto set my hand(s) and seal(s), this 8th day of February, 19 93.

WITNESS:

_____(Seal) _____(Seal)
 _____(Seal) _____(Seal)
 _____(Seal) _____(Seal)

STATE OF ALABAMA }
 Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony Jay Anderson 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 8th day of February, A. D., 19 93

Notary Public.