

(Name) Mary Ross
5657 Highway 10
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLAR

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

Mary Ross, widow of Roy Ross

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

Mary Ross and Timothy Roy Ross

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Parcel 1

Commence at the SW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West and run thence East along the South line of said Quarter Quarter Section a distance of 329 feet to the SE corner of Robert Roman property, as described in Deed Book 122 at page 263, Office of Judge of Probate of Shelby County, Alabama; thence run North along the East line of said Robert Roman property a distance of 772.01 feet, more or less, to the Intersection of said line with the South right of way line of the Shelby County Public Highway, formerly known as the old Montevallo and Tuscaloosa Public Road; thence run East along the South right of way of said public highway a distance of 90 feet to the NW corner of Roy and Mary Ross property, as described in Deed Book 211 at page 183 in said Probate Office; thence run South, along the West line of said Ross property, a distance of 250 feet, said point being the point of beginning of the parcel herein described; thence continue South along the same course a distance of 40 feet; thence run East, parallel with the South right of way line of said public highway, a distance of 90 feet; thence run North, parallel with the East line of said Robert Roman property, a distance of 40 feet to the SE corner of said parcel described in Deed Book 211 at page 183 in said Probate Office; thence run West, along the South line of said parcel described in Deed Book 211 at page 183 in said Probate Office, a distance of 90 feet to the point of beginning. Minerals and Mining rights excepted, and subject to easements and rights of way of record.

Parcel 2

That part of the NE $\frac{1}{4}$ of Section 2, Township 22, Range 4 West as follows: Begin at the Northeast corner of Robert Roman land and run east a distance of 90 feet which is the point of beginning, continue East a distance of 90 feet, thence South 250 feet, thence West 90 feet, thence North 250 feet to point of beginning, said land lying south of the Montevallo & Boothton Highway and known as Highway Number 10. The mineral rights are expressly reserved by the Southern Mineral Land Company.

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 12th

day of November, 19 93.

WITNESS:

(Seal)

Mary Ross
Mary Ross

(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 Mary Ross, widow of Roy Ross 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November A.D., 19 93

Peggy J. Letson
Notary Public.

1993-35855