

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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, (herein

✓ Lamon Roy and wife, Julia Roy
herein referred to as grantors) do grant, bargain, sell and convey unto

Lamon Roy and Julia 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:

Begin at the SE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 21, Range 3 West, run East along the South boundary of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11 for a distance of 654.81 feet; thence turn an angle of 87 deg. 05 min. to the left and run for 760.5 feet, more or less, to a point on the South right-of-way of the L & N R.R. South bound track; thence turn an angle of 93 deg. 45 min. to the left and run 691.6 feet; thence turn an angle of 89 deg. 06 min. to the left and run 210 feet; thence turn an angle of 89 deg. 06 min. to the right and run 284.0 feet to the East right-of-way of the Montevallo Road; thence run South along the East right-of-way of the said Montevallo Road to the point of intersection of the East right-of-way and the South boundary of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 21, Range 3 West; thence run East along the said South boundary of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West 320.8 feet, more or less, to the point of beginning. This being parts of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West. Situated in Shelby County, Alabama.

04/25/1994-13492
01:39 PM CERTIFIED

SEE REVERSE SIDE FOR ADDITIONAL COUNTY CLERK OF PROBATE
001 MEL 10.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 21ST day of April, 19 94.

WITNESS:

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

Lamon Roy (Seal)
Julia Roy (Seal)
_____(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lamon Roy and wife, Julia 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 21ST day of April A. D., 19 94.

Form 31-A

Notary Public.

1885 Montevallo Rd
Auburn, AL 36807

Inst # 1994-13492

ALSO:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West and run Easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 679.31 feet to a fence corner and the point of beginning of the parcel being described; thence turn an angle of 89 deg. 02 min. 10 sec. to the left and run Northerly along said fence line a distance of 201.07 feet to a 20" diameter Oak tree with a railroad spike set in it's center at a height of 5 feet; thence turn an angle of 2 deg. 23 min. 0 sec. to the left and run Northerly a distance of 594.65 feet to a steel pin corner set on the center of an existing creosoted fence post on the South right-of-way line of the L & N Railroad and the end of the agreement line; thence run Northwesterly along the South right-of-way line of the L & N Railroad to the intersection thereof with the West line of the E $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11; thence run South along the West line of the E $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11 to the intersection thereof with the South line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11; thence run East along the South line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11 a distance of 22.0 feet to the point of beginning, according to survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated April 14, 1985.

This deed is executed for the purpose of creating a joint survivorship between the parties.

Inst # 1994-13492

04/25/1994-13492
01:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 10.00

Return to:

TO

**WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

Recording Fee \$
Deed Tax \$

This form furnished by

CONWILL & JUSTICE

P. O. Box 557
Columbiana, Alabama 35051