

William H. Halbrooks
(Name)
704 Independence Plaza
Birmingham, Alabama 35209
(Address)

D. Jackson Roop
(Name)
1111 King Arthur Court
Alabaster, Alabama 35007
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Five Thousand and no/100-----(\$95,000.00) Dollars

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

Jeanne Barry Traylor, a married woman

(herein referred to as grantors) do, grant, bargain, sell and convey unto
D. Jackson Roop and Teresa Gail Roop

(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 1, Block 2, according to the Survey of Royal Place, as recorded in Map Book 17, Page 143, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 94,650.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

The property described herein is not the homestead of the grantor nor
that of her spouse.

TO HAVE AND TO HOLD, to 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 24th day of
February, 19 97.

_____(Seal)

Jeanne Barry Traylor (Seal)
Jeanne Barry Traylor

_____(Seal)

_____(Seal)

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

03/07/1997-07229
03:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

I, the undersigned _____, a Notary Public in and for said County in said State, hereby certify that
Jeanne Barry Traylor, a married woman, whose name(s) 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 the 24th day of February, 1997.

William H. Halbrooks
Notary Public William H. Halbrooks