

SEND TAX NOTICE TO: ANTHONY M. RONEY
981 HIGHWAY 39
CHELSEA, ALABAMA 35043

20020621000292460 Pg 1/2 112.00
Shelby Cnty Judge of Probate, AL
06/21/2002 14:05:00 FILED/CERTIFIED

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$188,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **MELISA ROGET F/K/A MELISA K.COOK and DAMON L. ROGET, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **ANTHONY M. RONEY and ANGELA K. RONEY**, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO ON EXHIBIT 'A'

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANNEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANNEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANNEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of June, 2002.

Melisa Roget (L.S.) *Melisa K Cook*
MELISA ROGET F/K/A MELISA K.COOK

Damon Roget (L.S.) *Damon L. Roget*
DAMON L. ROGET

(L.S.)

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that MELISA ROGET F/K/A MELISA K.COOK and DAMON L. ROGET, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 18th day of June, 2002.

Christopher P. Mooley
Notary Public

My commission exp.:
MY COMMISSION EXPIRES OCTOBER 27, 2005

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

EXHIBIT "A"

A parcel of land being situated in the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, described as follows: Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and run North along the East line of said 1/4-1/4 section 820.00 feet; thence an angle to the left of 94 degrees 11 minutes 55 seconds and run Westerly 231.00 feet to point of beginning; thence an angle to the right of 11 degrees 55 minutes 33 seconds and run Westerly 628.23 feet to a point of intersection with the Easterly right of way line of Shelby County Highway No. 39; thence Northeasterly along said right of way line an arc length of 150.20 feet; thence an angle to the right of 66 degrees 24 minutes 05 seconds to tangent and run Easterly 568.5 feet; thence an angle to the right of 95 degrees 00 minutes 50 seconds and run South 316.00 feet to point of beginning; being situated in Shelby County, Alabama.