



This instrument was prepared by:

(Name) Nancy Schilling
(Address) 2616 Millwood Rd.
Bham AL

Send Tax Notice to:

(Name) OPAL MARTIN
(Address) 2168 Pelham Parkway
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
DOUGLAS M. MCROY

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

OPAL MARTIN AND DEBORAH E. MCROY

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

SHELBY

County, Alabama, to-wit:

This is not homestead of Grantor
or his spouse.

Commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, thence run Westerly along the South line of said 1/4 -1/4 a distance of 339.17 feet to the point of beginning of the property being described; thence continue along last described course 208.18 feet to a point 87 deg. 31 min. 59 sec. right and run Northerly 698.85 feet to a point on the Southright of way line of Shelby County Highway No. 260; thence 66 deg. 04 min. 51 sec. right and run Northeasterly along said right of way line 112.39 feet to a point thence 96 deg. 59 min. 0 sec. right and run Southeasterly 192.32 feet to a point; thence 92 deg. 20 min. 30 sec. left and run Northeasterly 57.32 feet to a point, thence 109 deg. 47 min. 45 sec. right and run Southerly 587.50 feet to the point of beginning.

Also an easement 20 feet wide for ingress and egress and the constructions of utility service lines as required, said easement being 10 feet on each side of the following described centerline.

Commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama thence run Westerly along the South line of said 1/4-1/4 a distance of 547.35 feet to a point; thence 87 deg. 31 min. 59sec/. right and run Northerly 100.00 feet to the point of beginning of the centerline of 20 foot wide easement being described; thence continut along last described course 598.85 feet to the South right of way of Shelby County Highway No. 260 and the end of access easement.

All being situated in Shelby County, Alabama

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 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 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 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 21st day of June, 19 2002

WITNESS

(Seal)

(Seal)

(Seal)

Douglas M. McRoy (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, Nancy Schilling, a Notary Public in and for said County, in said State, hereby certify that Douglas M. McRoy, 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 21st day of June, A.D., 2002

3-22-04
My Commission Expires:

Nancy Schilling
Notary Public