

Send tax notice to: Douglas G. Roy Kathryn C. Roy 160 Chandalar Place Pelham, Alabama 35124

STATE OF ALABAMA JEFFERSON COUNTY This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

## WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Five Thousand and no/100 Dollars (\$155,000.00), in hand paid to the undersigned, Terry K. Folmar, a married man, (hereinafter referred to as the "Grantor") by Douglas G. Roy and wife, Kathryn C. Roy, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

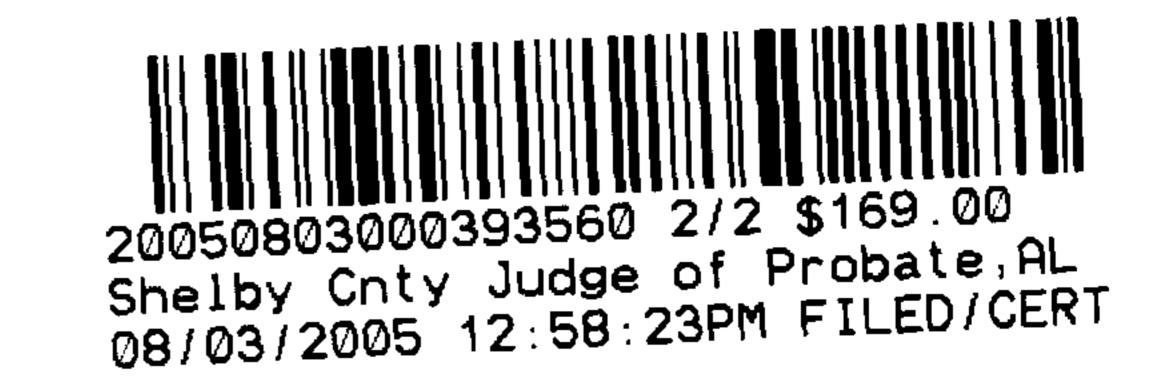
Part of the SWI/4 of the SEI/4 of Section 1 and part of the NWI/4 of the NEI/4 of Section 12, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said NWI/4 of NEI/4 of Section 12, run in a Northerly direction along the West line of said NWI/4 of NEI/4 for a distance of 225.46 feet; thence turn an angle to the right of 95 degrees 41 minutes and run in a Southeasterly direction for a distance of 111.38 feet; thence turn an angle to the left of 85 degrees 40 minutes and run in a Northeasterly direction for a distance of 502.91 feet; thence turn an angle to the right of 18 degrees 46 minutes and run in a Northeasterly direction for a distance of 505.14 feet; thence turn an angle to the right of 90 degrees and run in a Southeasterly direction for a distance of 25.00 feet to the point of beginning; thence turn an angle to the left of 90 degrees and run in a Northeasterly direction for a distance of 180.00 feet to a point of beginning of a curve to the right, said curve being concave in a Southeasterly direction and having a central angle of 75 degrees 23 minutes 46.5 seconds and a radius of 25.00 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 32.90 feet to a point of continuous curve being on the Southerly right of way line of Chandalar Drive; said second curve being concave in a Southwesterly direction and having a radius of 388.65 feet and a central angle of 12 degrees 02 minutes; thence run in a Southeasterly direction along said South Right of way line for a distance of 81.62 feet; thence turn an angle to the right (91 degrees 52 minutes 45 seconds from chord of last mentioned curve) and run in a Southwesterly direction for a distance of 186.33 feet; thence turn an angle to the right of 82 degrees 12 minutes 28 seconds and run in a Northwesterly direction for a distance of 125.00 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Shelby County, AL 08/03/2005 State of Alabama

Deed Tax: \$155.00

A parcel of land situated in the NWI/4 of the NEI/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the NWI/4 of the NEI/4 of said Section 12; thence North 00 degrees 25 minutes East along West line of said I/4 – I/4 a distance of 225.46 feet; thence South 84 degrees 18 minutes 35 seconds East a distance of 111.38 feet;



thence North 10 degrees 01 minutes 25 seconds East a distance of 502.91 feet; thence North 28 degrees 47 minutes 25 seconds East a distance of 505.14 feet; thence South 61 degrees 12 minutes 35 seconds East a distance of 25.0 feet to a point on the Easterly ROW line of Chandalar Place (50 foot ROW); said point being the point of beginning; thence North 28 degrees 47 minutes 25 seconds East along said RIGHT-OF-WAY line a distance of 107.83 feet; thence leaving said ROW line South 68 degrees 33 minutes 34 seconds East a distance of 111.13 feet; thence South 22 degrees 0 minutes 0 seconds West a distance of 91.39 feet; thence North 75 degrees 42 minutes 35 seconds West a distance of 125.0 feet to the point of beginning.

## SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2005.

- 2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
- 3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

THIS IS NOT NOR EVER HAS BEEN THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27<sup>th</sup> day of July, 2005.

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Terry K. Folmar, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of July, 2005.

Notary Public

[NOTARIAL SEAL]

My Commission expires: 2-23-2008