20060112000020140 1/2 $15.00
Shelby Cnty Judge of Probate,AL
01/12/2006 11:09:26AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
John P. Roper
Patricia G. Roper
PO Box 206
Montevallo, AL 35115

STATE OF ALABAMA)
) **WARRANTY DEED: JOINT TENANCY**
SHELBY COUNTY) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Two Hundred Ten Thousand & 00/100 Dollars ($210,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Wayne Thompson, an unmarried person,** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **John P. Roper and wife, Patricia G. Roper,** hereinafter called "Grantees" 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 **Shelby County, Alabama**, to wit:

See attached legal description marked as Exhibit "A"

Subject to all items of record.

Note: This property does not constitute homestead property for the Grantor.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF $260,000.00.

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

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 9th day of January, 2006.

GRANTOR

_____ (L.S.)
Wayne Thompson

STATE OF ALABAMA)
) **ACKNOWLEDGMENT**
SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Wayne Thompson,* which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 9th day of January, 2006.

_____
NOTARY PUBLIC
My Commission Expires: 5/13/2008

EXHIBIT "A"

20060112000020140 2/2 $15.00
Shelby Cnty Judge of Probate, AL
01/12/2006 11:09:26AM FILED/CERT

A parcel of land located in Section 3, Township 24 North, Range 12 East, Shelby County, Alabama described as follows: Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 3 and go North 4 degrees 30 minutes 37 seconds West along the East boundary of said 1/4-1/4 section for 708.90 feet to the North boundary of the 60 feet right of way of Highway #25; thence North 89 degrees 29 1/2 feet West along said North boundary 697.20 feet to the point of beginning; thence continue along North 89 degrees 29 1/2 feet for 100.00 feet; thence North 4 degrees 47 1/2 feet West for 602.95 feet to the southerly boundary of Southern Railway's 100.00 feet right of way; thence North 64 degrees 52 minutes East along said boundary 170.00 feet; thence South 6 degrees 03 minutes East for 447.58 feet; thence South 85 degrees 12 1/2 feet West for 70.00 feet; thence South 4 degrees 47 1/2 feet East for 225.00 feet to the Point of Beginning.
According to the survey of James A. Riggins, dated January 2, 1984.
LESS AND EXCEPT, property described in Deed Book 361, Page 293, recorded in Probate Office, Shelby County, Alabama.