## SEND TAX NOTICE TO:

Name: Bennie/Linda Waldrop Address: 290 Wallace Drive

Shelby, AL 35143

THIS INSTRUMENT WAS PREPARED BY WALLACE, ELLIS, FOWLER & HEAD P.O. Box 587 Columbiana, Alabama 35040

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

#10,000.00

20060913000453520 1/2 \$24.00 Shelby Cnty Judge of Probate, AL

09/13/2006 10:05:39AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

## KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) DOLLAR and other good and valuable considerations, to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, Linda M. Waldrop, a married woman, (herein referred to as grantor) do grant, bargain, sell and convey unto Linda M. Waldrop and husband, Bennie L. Waldrop, Jr., (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the northernmost corner of Lot 16 of the 1971 Addition to Shelby Shores as recorded in Map Book 5, Page 96; run thence South 38 deg. 10 min. 42 sec. West along the South right of way of Wallace Drive for 75 feet; run thence North 51 deg. 49 min. 18 sec. West for 60 feet to the North right of way of said Wallace Drive; run thence North 38 deg. 10 min. 42 sec. East along said Wallace Drive for 41.23 feet to the point of beginning; continue North 38 deg. 10 min. 42 sec. East along said Wallace Drive for 198.69 feet; thence North 30 deg. 03 min. 26 sec. West for 236 feet; run thence South 38 deg. 10 min. 44 sec. West for 198.69 feet; run thence South 30 deg. 03 min. 26 sec. East for 236.0 feet to the point of beginning. Said land being in Sections 7 and 18, Township 22 South, Range 2 East of the Huntsville Principle Meridian, Shelby County, Alabama, and containing 1 acre.

Subject to easements and rights of way of record.

The above property constitutes no part of the homestead of the Grantor herein or her spouse.

The Grantor, Linda M. Waldrop, is the daughter and sole surviving heir and next-of-kin of Katherine G. McGill.

The Grantor's mother, Katherine G. McGill, died on March 18, 2004.

The decedent's Last Will and Testament has been probated in the Probate Court of Shelby County, Alabama, under Case No. PR-2004-000235.

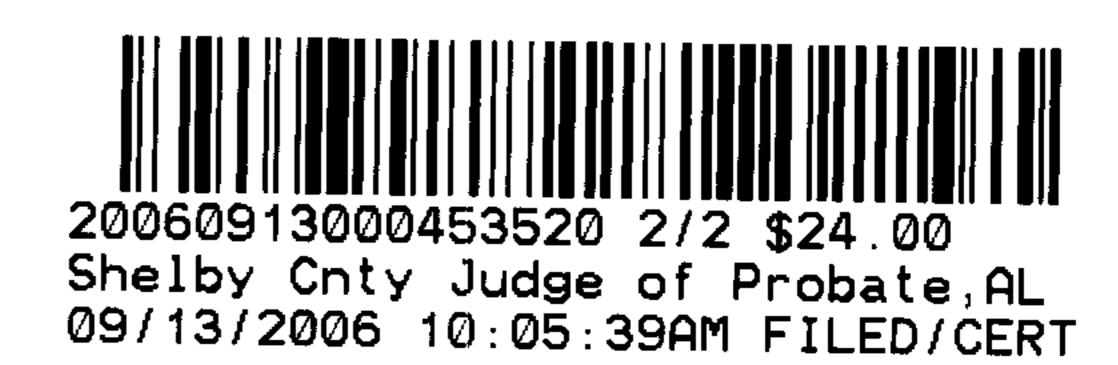
TO HAVE AND TO HOLD unto the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that subject property is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this <u>13</u> day of September, 2006.

Linda M. Waldrop

Linda M. Waldrop



## STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Linda M. Waldrop, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_\_ day of September, 2006.

Coway M. Jowler &.

Notary Public

Shelby County, AL 09/13/2006 State of Alabama

Deed Tax:\$10.00