



20061207000593090 1/3 \$31.00
 Shelby Cnty Judge of Probate,AL
 12/07/2006 09:45:44AM FILED/CERT

Shelby County, AL 12/07/2006
 State of Alabama

Deed Tax:\$14.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

A. Scott Roebuck
 Attorney at Law
 1722 - 2nd Avenue North
 Bessemer, Alabama 35020

SEND TAX NOTICE TO:

PATRICIA M. ROPER
 104 WEST HIGHLAND DRIVE
 VINCENT, AL 35178

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FOURTEEN THOUSAND DOLLARS and 00/100 (\$14,000.00)** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I, **JOSEPH T. MCQUEEN, AN UNMARRIED MAN, by and through his Attorney-in-Fact, Loretta Blancett** (herein referred to as GRANTOR) do hereby grant, bargain, sell and convey unto **PATRICIA M. ROPER, AN UNMARRIED WOMAN,** (herein referred to as GRANTEE) the following described real estate, situated in **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT "A"

Subject to:

1. **Taxes for the year 2007 and subsequent years.**
2. **Easement(s), building line(s) and restriction(s), as shown on recorded map.**
3. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
4. **Right of way granted to Alabama Power Company recorded in Volume 133, Page 53, Volume 226, Page 531, Volume 232, Page 781, and Volume 203, Page 357.**
5. **Right of way granted to Shelby County recorded in Volume 227, Page 150.**

Joseph T. McQueen is the surviving grantee of deed recorded in Deed Volume 300, Page 557. The other grantee, Julia C. McQueen, having died on or about the 7th day of February, 2005.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that she 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **JOSEPH T. MCQUEEN**, by and through his attorney-in-fact, **Loretta Blancett**, who has hereunto set his signature and seal, this the 17th day of November, 2006.

Joseph T. McQueen / Loretta Blancett

JOSEPH T. MCQUEEN
By and Through his Attorney-in-Fact,
Loretta Blancett

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

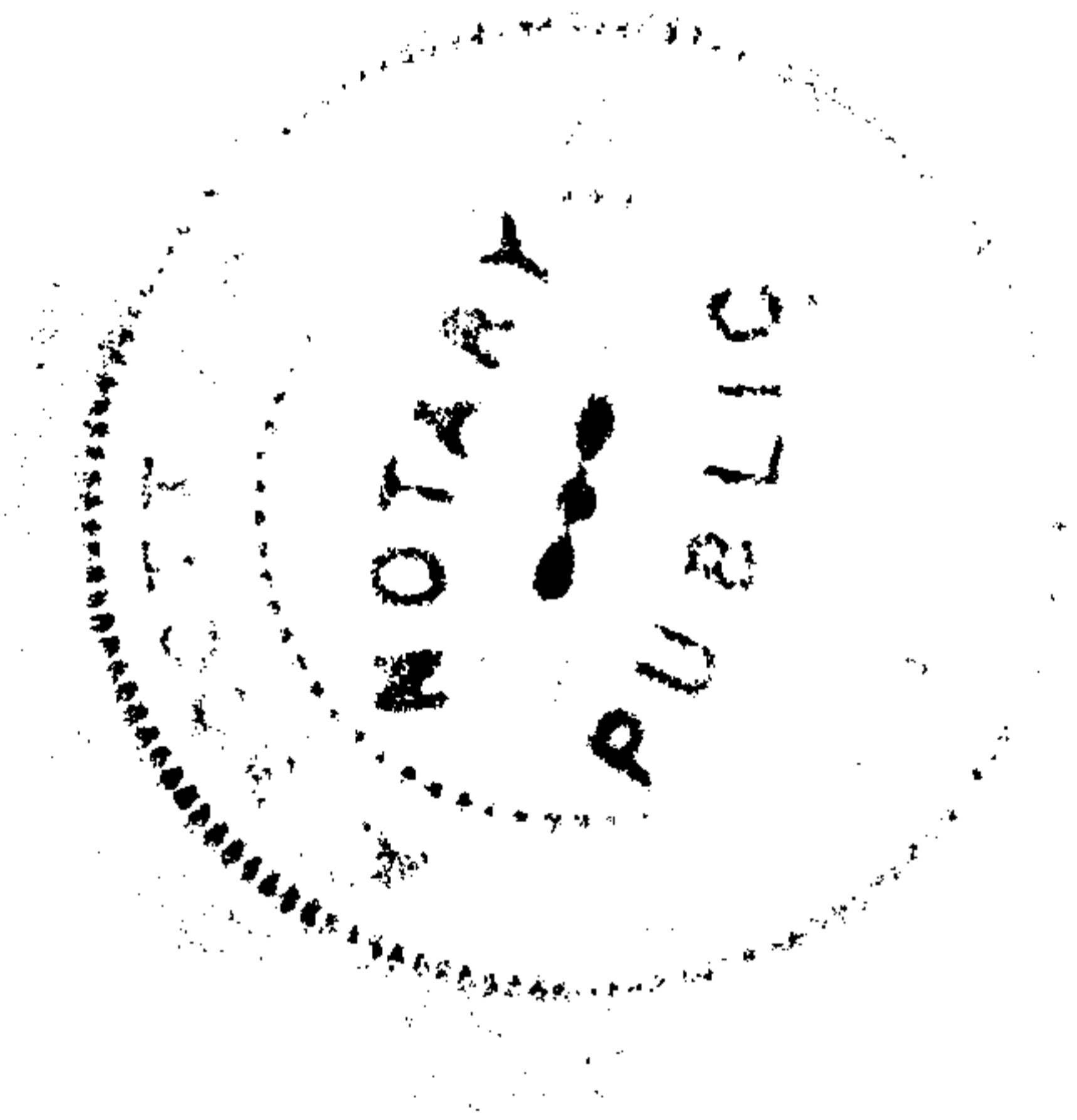
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOSEPH T. MCQUEEN**, whose name is signed to the foregoing conveyance, **by and through his Attorney-in-Fact, Loretta Blancett**, who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Power of Attorney, and with full authority, executed the same voluntarily for and as the act of **JOSEPH T. MCQUEEN**, on the day the same bears date.

Given under my hand this the 17th day of November, 2006.

[Handwritten Signature]

Notary Public

My commission expires: 3-20-08



20061207000593090 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
12/07/2006 09:45:44AM FILED/CERT

EXHIBIT "A"

A parcel of land located in Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, including Lots 36-38 of Coosa River Estates, as recorded in Map Book 4, Page 67 in the Office of the Judge of Probate of Shelby County, Alabama; Commence at thence SE Corner of Lot 39 of above said Coosa River Estates; thence N 00°25'27"W, a distance of 167.73 to the point of beginning; thence N 00°28'39"E, a distance of 148.97; thence N 65°37'05 W, a distance of 177.04; thence N 66°29'39"W, a distance of 79.44; thence N 40°23'37"W, a distance of 92.89; thence N 80°05'18"W, a distance of 14.90; thence S 55°51'51"W, a distance of 46.37; thence S 48°10'46"W, a distance of 44.84; thence S 48°12'09"W, a distance of 232.43; thence S 79°28'54"E, a distance of 90.59; thence S 55°08'48"E, a distance of 269.62; thence S 64°59'32"E, a distance of 69.24; thence N 19°17'24"E, a distance of 110.60; thence S 81°39'33"E, a distance of 144.45 to the point of beginning.