

This instrument was prepared by:  
**Wallace, Ellis, Fowler & Head**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Mr. and Mrs. Billy Shane Roland**  
2155 Highway 7  
Wilsonville, AL 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED SIXTY EIGHT THOUSAND AND NO/00 DOLLARS (\$168,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **IMOGENE MOORE, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **BILLY SHANE ROLAND and wife, ANDREA B. ROLAND, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

\$134,400.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.


\$33,600.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Imogene Moore, is the surviving grantee in that certain deed recorded in Deed Book 222, Page 6, in the Probate Office of Shelby County, Alabama; the other grantee, Clifford Moore, having died on or about the 6<sup>th</sup> day of June, 1996.

**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 said Grantees, their heirs and assigns, and 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 a 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 7<sup>th</sup> day of March, 2007.

  
Imogene Moore

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Imogene Moore, 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 7<sup>th</sup> day of March, 2007.

  
Notary Public  
My Commission Expires: 9/12/07

## EXHIBIT A

All that part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 10, Township 21 South, Range 1 East, lying West of the County Road and South of the Railroad. Situated in Shelby County, Alabama.

### LESS AND EXCEPT THE FOLLOWING:

Commence at the Northwest corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 10, Township 21 South, Range 1 East; thence run South along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 1167.31 feet to the point of beginning; thence turn an angle of 68 degrees 16 minutes 18 seconds to the left and run a distance of 59.62 feet to a point on the West right of way line of Shelby County Highway No. 7; thence run Southwesterly along said Highway right of way a distance of 169.58 feet, more or less, to a point on the West line of W  $\frac{1}{2}$  of NE  $\frac{1}{4}$ ; thence run North along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 182.08 feet, more or less, to the point of beginning. Situated in the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ , Section 10, Township 21 South, Range 1 East, Shelby County, Alabama.

### LESS AND EXCEPT THE FOLLOWING:

Commence at the Northwest corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence run South along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 549.39 feet to the point of beginning; thence turn an angle of 72 degrees 34 minutes 51 seconds to the left and run a distance of 436.60 feet to the West right of way of Shelby County Highway #7; thence turn an angle of 113 degrees 47 minutes 59 seconds to the right and run along said highway right of way a distance of 230.85 feet to the P.C. of a right of way curve; thence run along said right of way curve (whose Delta Angle is 18 degrees 35 minutes 54 seconds to the left, tangent is 200.35 feet, radius is 1223.57 feet, Length of Arc is 397.17 feet to the point of tangent; thence turn an angle of 89 degrees 06 minutes 28 seconds to the right from tangent of said curve, and run a distance of 59.62 feet to a point on the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence turn an angle of 68 degrees 16 minutes 18 seconds to the right and run North along said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 617.92 feet to the point of beginning. Situated in the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 10, Township 21 South, Range 1 East, Shelby County, Alabama.