

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
TOM ROYSTER and wife, CYNTHIA N. ROYSTER
416 PIN OAK CIRCLE
CHELSEA, ALABAMA 35043

STATUTORY WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIFTY ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$51,900.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, SHELBY 39, LLC, an Alabama Limited Liability Company (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto TOM ROYSTER and wife, CYNTHIA N. ROYSTER, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 35, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2010, which are a lien but not yet due and payable until October 1, 2010.
2. Building setback and easements as shown by recorded plat.
3. Declaration of Protective Covenants of said subdivision as set out in Inst. No. 20070410000164510 and Inst. No. 20070926000452090 in said Probate Office.
4. Restrictions, limitations and conditions as set out in Map Book 39, Page 10 in said Probate Office.
5. Colonial Pipeline easements recorded in Deed Book 221, Page 442 and Deed Book 267, Page 690 in the Probate Office.

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

IN WITNESS WHEREOF, the said GRANTOR, by its **MANAGING MEMBER, LEO E. JOSEPH, JR.**, who is authorized to execute this conveyance, has hereto set its signature and seal this 3RD day of SEPTEMBER, 2010.

Shelby County, AL 09/07/2010
State of Alabama
Deed Tax : \$52.00

SHELBY 39, LLC

BY: 
AS: MANAGING MEMBER

(This deed has been executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that LEO E. JOSEPH, JR. whose name as Managing Member of SHELBY 39, LLC, an Alabama Limited Liability Company, 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 he, as such Managing Member and with full authority, executed the same voluntarily on the day the same bears date on behalf of SHELBY 39, LLC.

Given under my hand and official seal this 3RD day of SEPTEMBER, 2010.



NOTARY PUBLIC

My Commission Expires: 10/31/2011



20100907000288930 2/2 \$67.00
Shelby Cnty Judge of Probate, AL
09/07/2010 02:34:14 PM FILED/CERT