

STATE OF ALABAMA )  
COUNTY OF SHELBY )



20120622000220960 1/1 \$32.00  
Shelby Cnty Judge of Probate, AL  
06/22/2012 01:11:06 PM FILED/CERT

**WARRANTY DEED**

THIS INDENTURE made this 22<sup>nd</sup> day of June, 2012, between JULIA L. ROY ("Grantor") and CAROL M. ROY ("Grantee"):

WITNESSETH, That for and in consideration of the sum of Ten and NO/100 (\$10.00) and other valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, State of Alabama, to-wit:

The S 1/2 of the SW 1/4 of the NW 1/4 of Section 10, Township 21, Range 3 West, containing 20 acres, more or less, lying and being in Shelby County, Alabama.

This being the same property acquired by Lamon L. Roy and Julia L. Roy, as joint tenants with right of survivorship, on June 21, 1996, and recorded in Instrument #1996-20819 (Recorded 6/27/1996), Shelby County Judge of Probate. Lamon L. Roy passed away on April 1, 2012, thereby leaving the property solely to Julia L. Roy.

TO HAVE AND TO HOLD to the said Grantee, it's successors or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, it's successors or assigns, that I am lawfully seized in fee simple of said premises; that they are 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, it's successors or assigns forever against the lawful claim of all persons.

*aldavis*  
Witness

*Julia L. Roy*  
JULIA L. ROY

Shelby County, AL 06/22/2012  
State of Alabama  
Deed Tax: \$20.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that JULIA L. ROY, whose name is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Agreement, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 22<sup>nd</sup> day of June, 2012.

SEAL

*[Signature]*  
Notary Public  
My Commission Expires: 12/9/2015

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216

Carol M. Roy  
538 3<sup>rd</sup> Street, NE  
Alabaster, AL 35007