

This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

(Description furnished by Grantor. No survey examined
and no title examination made by this attorney) Source of
title: 20150701000220550. Recorded in the office of the
Probate Judge of Shelby County, AL 7/01/2015.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)



20181217000439610 1/5 \$203.00
Shelby Cnty Judge of Probate, AL
12/17/2018 01:38:55 PM FILED/CERT

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid, love and affection and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Betty S. Roper, an unmarried woman, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey unto myself, Betty S. Roper, Charles Russell Roper and Leslie Genia Maddox, hereinafter referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE SCHEDULE A attached hereto and made a part thereof.

Willie Roper, the other Grantee in that certain deed recorded at 20150701000220550 dated 7/01/2015, died on March 4, 2016.

This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

TO HAVE AND TO HOLD to 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, that I(we) am(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 against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand and seal on this the 13 day of Dec, 2018.

Betty S. Roper (L.S.)
Betty S. Roper

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Betty S. Roper, an unmarried 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 the 13th day of Dec, 2018.

Elizabeth A. Roland
Notary Public

Send tax notice to:
Betty S. Roper
7733 Highway 17
Maylene, AL 35114

Shelby County, AL 12/17/2018
State of Alabama
Deed Tax: \$176.00

SCHEDULE A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN
SHELBY COUNTY, ALABAMA, TO-WIT:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTH-WEST
QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 4,
TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE NORTHERLY
ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER
SECTION 733.90 FEET; THENCE RIGHT 65 DEG. 27 MIN. 45 SEC.
IN A NORTHEASTERLY DIRECTION 575.29 FEET, MORE OR LESS,
TO THE NORTHEAST CORNER OF LOT 6, WOODLAND HILLS
SUBDIVISION (MAP BOOK 5 PAGE 90, SHELBY COUNTY
PROBATE OFFICE); THENCE RIGHT 53 DEG. 31 MIN. 30 SEC. IN A
SOUTHEASTERLY DIRECTION ALONG THE NORTH
BOUNDARIES OF SAID WOODLAND HILLS SUBDIVISION AND
WOODLAND HILLS, FIRST PHASE, THIRD SECTOR (MAP BOOK 6
PAGE 7, SHELBY COUNTY PROBATE OFFICE) AND A
PROJECTION THEREOF 400.00 FEET TO POINT OF BEGINNING;
THENCE CONTINUE SOUTHEASTERLY ALONG SAME LINE
300.99 FEET; THENCE LEFT 106 DEG. 30 MIN. IN A
NORTHEASTERLY DIRECTION ALONG THE WEST BOUNDARY
OF WOODLAND HILLS, SECOND PHASE, FIRST SECTOR (MAP
BOOK 6 PAGE 138, SHELBY COUNTY PROBATE OFFICE) 839.00

FEET; THENCE LEFT 86 DEG. 00 MIN., MORE OR LESS, IN A
NORTHEASTERLY DIRECTION ALONG THE SOUTHWEST=
BOUNDARY OF MCLAUGHLIN PROPERTY 464.88 FEET; THENCE
LEFT 92 DEG. 01 MIN. IN A SOUTHWESTERLY DIRECTION 322.05
FEET; THENCE LEFT 75 DEG. 29 MIN. IN A SOUTHEASTERLY
DIRECTION 208.89 FEET; THENCE RIGHT 75 DEG. 29 MIN. IN A
SOUTHWESTERLY DIRECTION 405.00 FEET TO THE POINT OF
BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO, BEGIN AT THE SOUTHWEST CORNER OF THE
SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE
QUARTER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 3 WEST;
THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID
ONE QUARTER ONE QUARTER SECTION 733.90 FEET; THENCE
RIGHT 65 DEG. 27 MIN. 45 SEC. IN A NORTHEASTERLY
DIRECTION 575.29 FEET, MORE OR LESS, TO THE NORTHEAST
CORNER OF LOT 6, WOODLAND HILLS SUBDIVISION (MAP
BOOK 5 PAGE 90, SHELBY COUNTY PROBATE OFFICE); THENCE
LEFT 50 DEG. 59 MIN. 30 SEC. IN A NORTHEASTERLY
DIRECTION 405.00 FEET TO POINT OF BEGINNING; THENCE
CONTINUE NORTHEASTERLY ALONG SAME LINE 280.66 FEET;
THENCE RIGHT 92 DEG. 01 MIN. IN A SOUTHEASTERLY
DIRECTION ALONG THE MCLAUGHLIN PROPERTY 185.12 FEET;
THENCE RIGHT 87 DEG. 59 MIN. IN A SOUTHWESTERLY
DIRECTION 322.05 FEET; THENCE RIGHT 104 DEG. 31 MIN. IN A
NORTHWESTERLY DIRECTION 191.11 FEET TO POINT OF
BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



LESS AND EXCEPT;

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTH-WEST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 733.90 FEET; THENCE TURN RIGHT 65 DEGREES 27 MINUTES 45 SECONDS IN A NORTHEASTERLY DIRECTION 575.29 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 6 - WOODLAND HILLS SUBDIVISION (MAP BOOK 5, PAGE 90, SHELBY COUNTY PROBATE OFFICE); THENCE TURN RIGHT 53 DEGREES 31 MINUTES 30 SECONDS IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH BOUNDARIES OF SAID WOODLAND HILLS SUBDIVISION AND WOODLAND HILLS - FIRST PHASE - THIRD SECTOR (MAP BOOK 6, PAGE 7, SHELBY COUNTY PROBATE OFFICE), WOODLAND HILLS - SECOND PHASE - FIRST SECTOR (MAP BOOK 6, PAGE 138, SHELBY COUNTY PROBATE OFFICE) AND A PROJECTION THEREOF 700.99 FEET; THENCE TURN LEFT 106 DEGREES 30 MINUTES IN A NORTHEASTERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID WOODLAND HILLS - SECOND PHASE - FIRST SECTOR 649.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION ALONG SAME LAST MENTIONED LINE 190.00 FEET (POINT A); THENCE TURN LEFT 86 DEGREES 00 MINUTES IN A NORTH - WESTERLY DIRECTION ALONG THE SOUTHWEST BOUNDARY OF MCLAUGHLIN PROPERTY 230.00 FEET (POINT B); THENCE TURN LEFT 94 DEGREES 00 MINUTES IN A SOUTHWESTERLY DIRECTION 190.00 FEET; THENCE TURN LEFT 86 DEGREES 00 MINUTES IN A SOUTHEASTERLY DIRECTION 230.00 FEET TO THE POINT OF BEGINNING, ALSO AN EASEMENT FOR INGRESS AND EGRESS, SAID EASEMENT BEING 30.00 FEET IN WIDTH AND ALSO BEING 30.00 FEET SOUTH OF THE FOLLOWING DESCRIBED LINE; BEGIN AT POINT A AS DESCRIBED ABOVE; THENCE IN A NORTHWESTERLY DIRECTION 230.00 FEET TO POINT B AS DESCRIBED ABOVE, SAID POINT BEING THE POINT OF BEGINNING OF NORTH EASEMENT LINE HEREIN DESCRIBED; THENCE CONTINUE IN A NORTHWESTERLY DIRECTION ALONG A STRAIGHT LINE PROJECTION OF A LINE BETWEEN POINT A AND POINT B AS DESCRIBED ABOVE, 743.50 FEET, MORE OR LEAS, TO INTERSECTION WITH THE SOUTHEAST RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 17, SAID INTERSECTION BEING THE TERMINUS OF LINE HEREIN DESCRIBED.

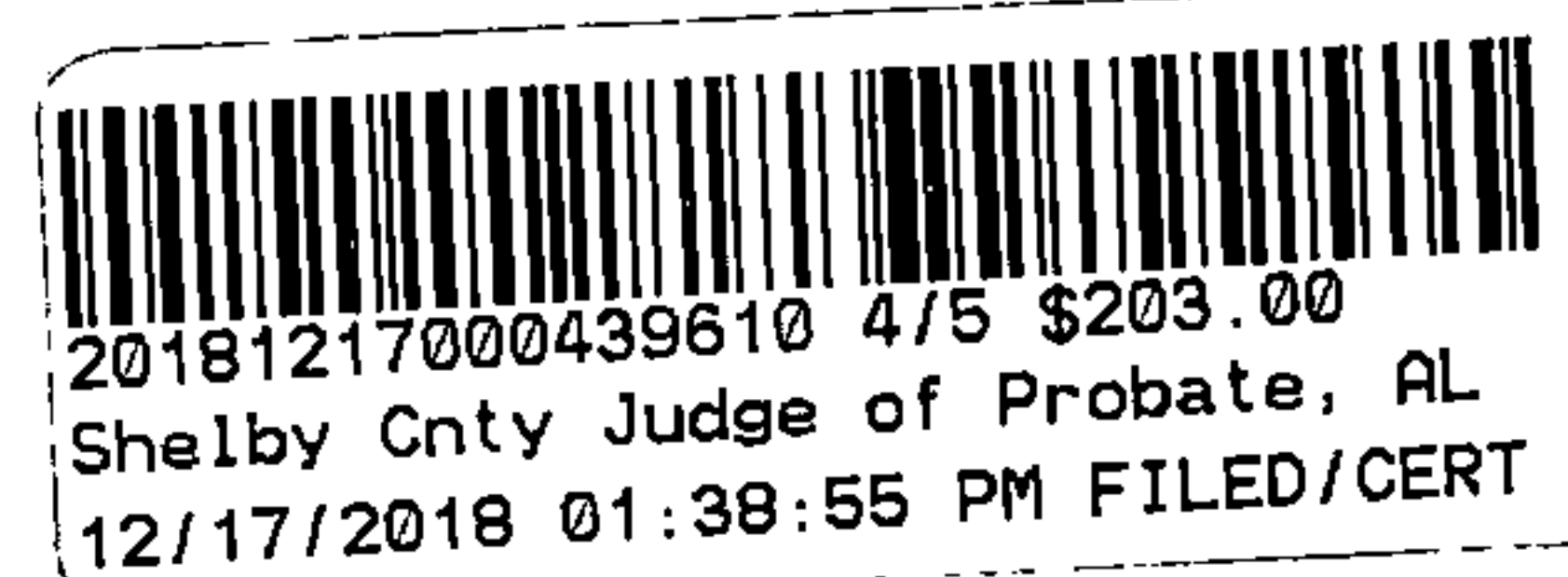
BEING THE SAME PROPERTY CONVEYED TO CHARLES R. ROPER AND WIFE, ROBBIN L. ROPER, BY WARRANTY DEED FROM WILLIE ROPER AND WIFE, SUE ROPER, DATED FEBRUARY 22, 1999 AND RECORDED FEBRUARY 25, 1999 AS INSTRUMENT NO. 1999-07961.

A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:



A 30 FOOT WIDE EASEMENT ON THE NORTHERN BOUNDARY OF THAT CERTAIN PROPERTY OWNED BY CHARLES R. GRIFFIN AND BARBARA GRIFFIN LYING EAST OF STATE HIGHWAY 17 IN THE NORTHWESTERN 1/4 OF THE SOUTHEASTERN 1/4, SECTION 4 OF TOWNSHIP 21, RANGE 3 WEST, SHELBY COUNTY, ALABAMA. THE PURPOSE OF THIS EASEMENT IS TO PROVIDE FOR INGRESS AND EGRESS FROM HIGHWAY 17 TO THAT CERTAIN PROPERTY DEEDED TO THE GRANTEEES IN THAT DEED RECORDED AT BOOK 116, PAGE 57 AND BEING THE SAME EASEMENT CONVEYED DEED BOOK 249, PAGE 1.

BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIE ROPER AND WIFE SUE ROPER, BY WARRANTY DEED FROM CHARLES R. GRIFFIN AND WIFE BARBARA GRIFFIN, DATED FEBRUARY 16, 1987 AND RECORDED FEBRUARY 20, 1987 IN BOOK 116, PAGE 57.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Betty S. Roper
Mailing Address 7733 Highway 17
Maylene, AL 35114

Grantee's Name Betty S. Roper, Charles Russell
Mailing Address Roper and Leslie Genia Maddox
7733 Highway 17
Maylene, AL 35114

Property Address 7733 Highway 17
Maylene, AL 35114

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 263,260.00 2/3 (175,506.00)



20181217000439610 5/5 \$203.00
Shelby Cnty Judge of Probate, AL
12/17/2018 01:38:55 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Shelby County (AL) Tax Assessor's Office

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-13-18

Print Betty S. Roper

Unattested

Sign Betty S. Roper

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1