

Send tax notice to:  
MICHAEL J MARLER  
312 CEDAR HILL DRIVE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2019304

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Seven Thousand and 00/100 Dollars (\$347,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JAMES S ROY A/K/A JAMES SPENCER ROY and MARGARET H ROY, A/K/A MARGARET HOWARD ROY, husband and wife**, whose mailing address is: 200 one Thindan Blvd Apt 1105 (hereinafter referred to as "Grantors") by **MICHAEL J MARLER and SANDRA F MARLER** whose property address is: **312 CEDAR HILL DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

35242

**Lot 4, according to the Survey of Cedars, 2nd Sector, as recorded in Map Book 25, Page 135, in the Probate Office of Shelby County, Alabama; Being in Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 25, Page 135.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 217, page 797, in Probate Office.
5. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 25, page 135 in Probate Office.

**\$277,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of May, 2019.

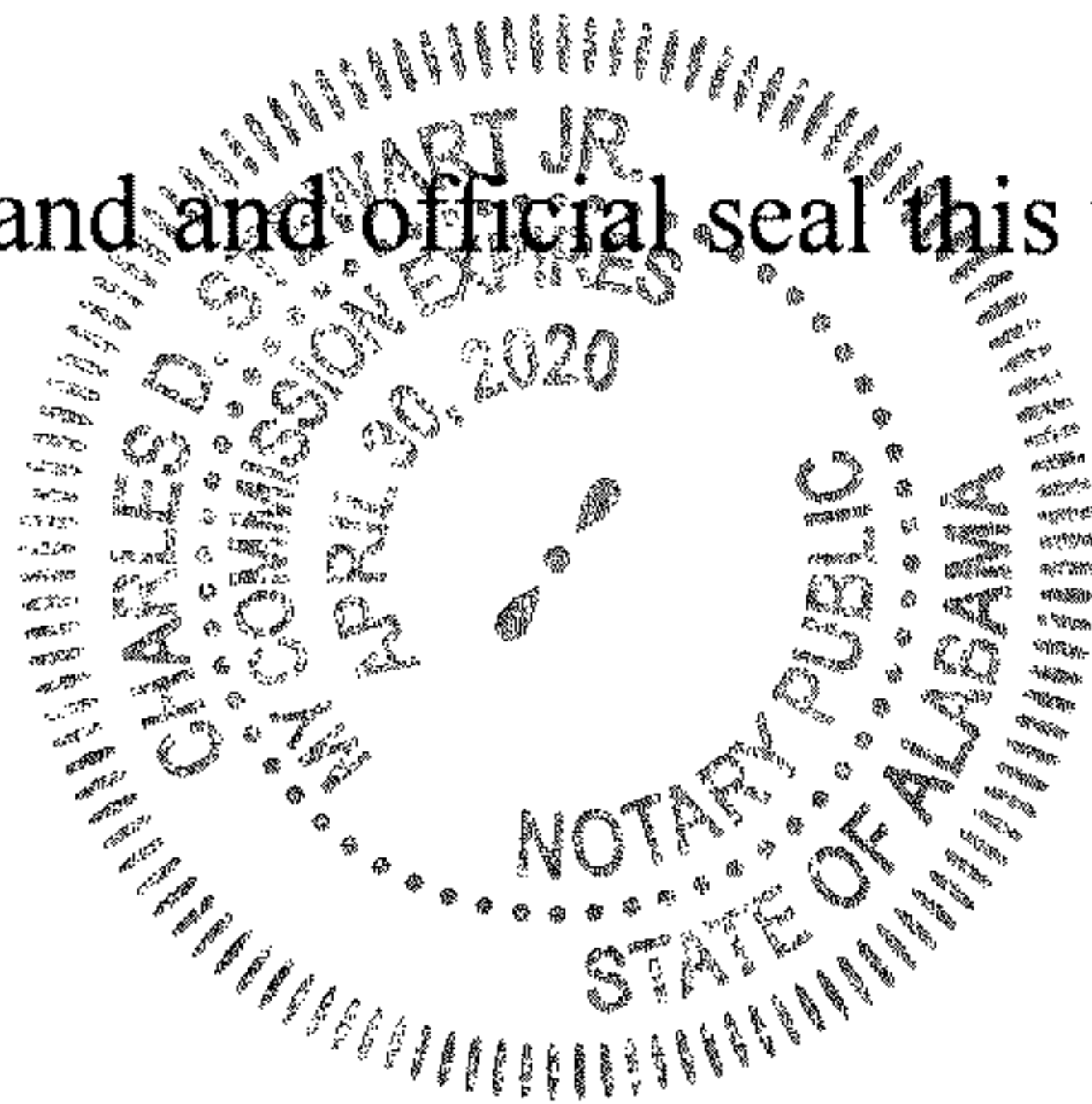
James S. Roy by Margaret Howard Roy  
JAMES S ROY BY MARGARET HOWARD ROY, ATTORNEY IN FACT

Margaret H. Roy  
MARGARET H ROY

STATE OF ALABAMA  
COUNTY OF SHELBY

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

Given under my hand and official seal this the 31<sup>st</sup> day of May, 2019.

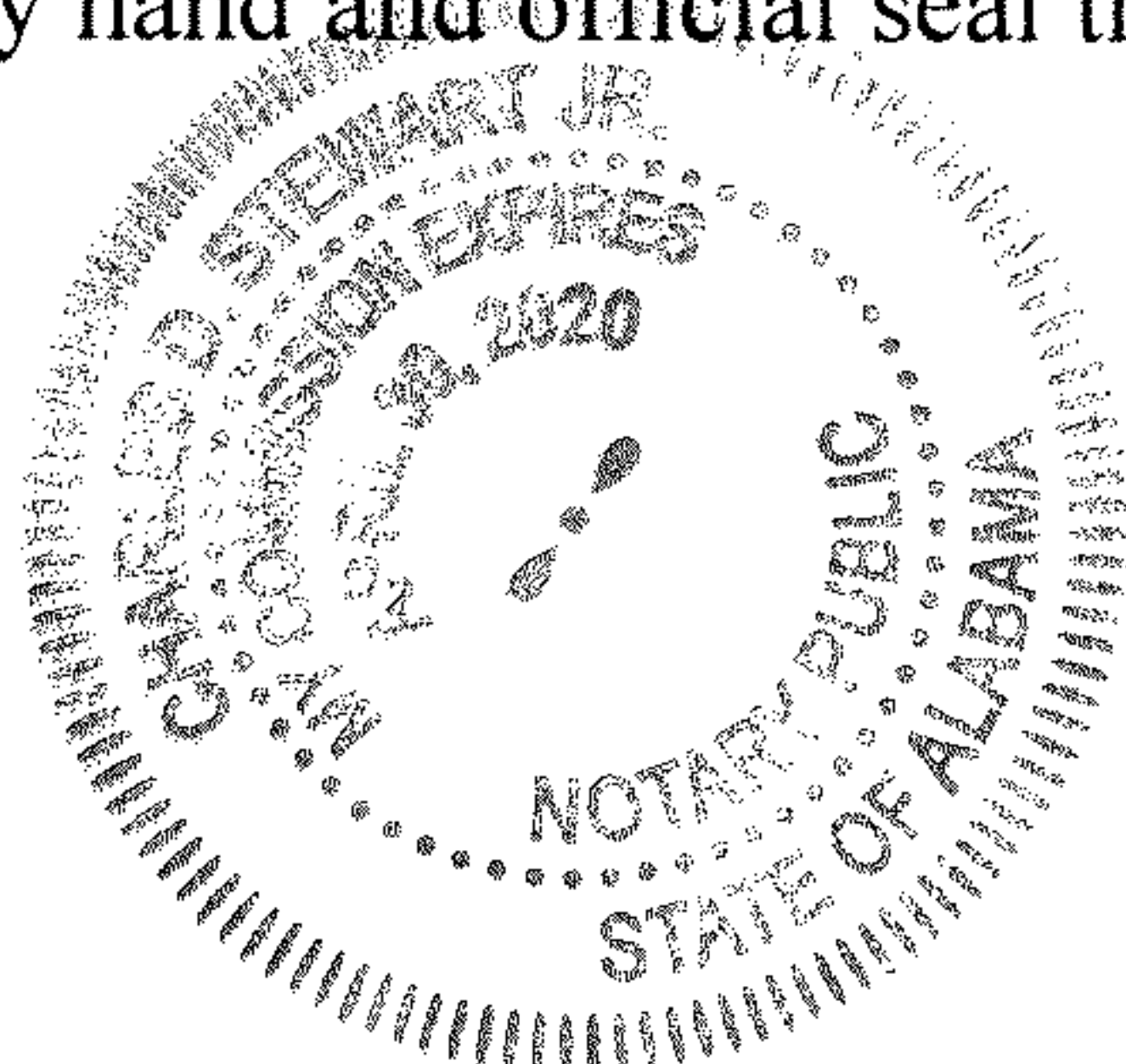


[Signature]  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARGARET HOWARD ROY, whose name as Agent and Attorney in Fact for JAMES SPENCER ROY, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for JAMES SPENCER ROY on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of May, 2019.



[Signature]  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/04/2019 01:16:40 PM  
\$367.00 CHARITY  
20190604000192200

Allen S. Roy