

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Rene Genry and Brandon Genry  
321 Springbrook Lane  
Montevallo, AL 35115

This deed is being prepared without benefit of title. Per the request of the grantors and grantees.

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Thousand Dollars and No Cents (\$4,000.00)** hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Timothy Roy Ross and Cynthia Lynn Ross, husband and wife, and Mary E. Ross, a single woman, whose mailing address is:**

79 County Road 876 Clanton, AL 35046

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Rene Genry and Brandon Genry, whose mailing address is:**

321 Springbrook Lane Montevallo, AL 35115

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, to-wit:

A tract of land consisting of 1.6 more or less acres, situated in the NW 1/4 of the NE 1/4 of Section 2, Township 22, Range 4 West, Shelby County, more fully described as commencing at the SW corner of said NW 1/4 of the NE 1/4, run N along 40 line 1025 feet to a point, then E and parallel with S line of 40 615 feet to the point of beginning. Then continue the same direction 75 feet to a point, then S 400 feet to a point, then W 285 feet, thence N 190 feet to a point, thence E 210 feet to a point, thence 210 feet to the point of beginning. Being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Roy Howard Ross grantee in deed recorded in Book 347 page 821 having died on or about September 12, 1993.

**REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.**

**REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT "B", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.**

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 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 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 27<sup>th</sup> day of September, 2020

Timothy Roy Ross  
Timothy Roy Ross

Individually and as a Heir of Roy Howard Ross

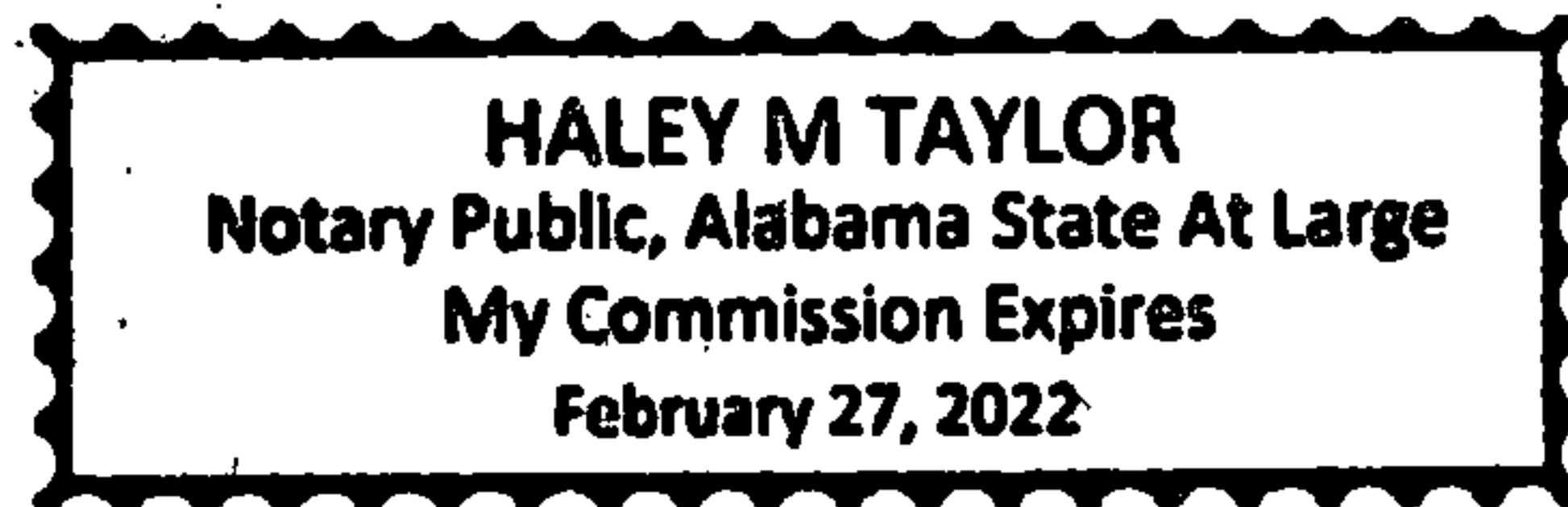
Cynthia Lynn Ross  
Cynthia Lynn Ross

Mary E. Ross by Timothy R. Ross her attorney in fact  
Mary E. Ross by Timothy R. Ross her attorney in fact

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Timothy Roy Ross and Cynthia Lynn Ross whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 27<sup>th</sup> day of September, 2020

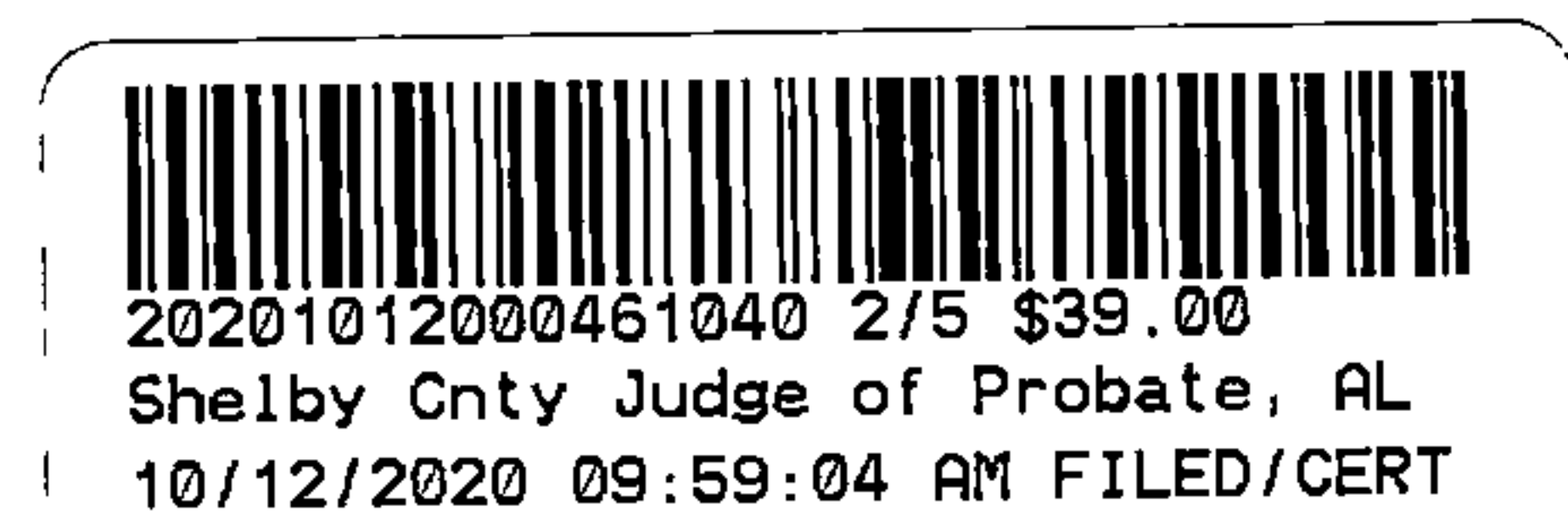
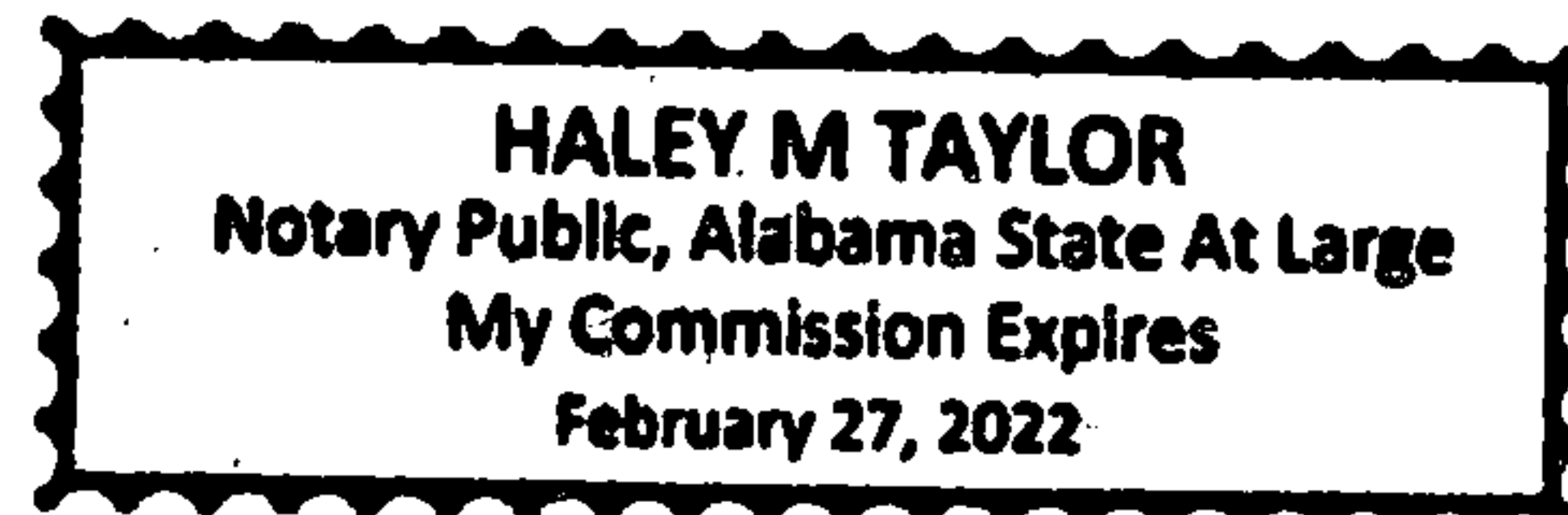
Haley M. Taylor  
Notary Public, State of Alabama  
Haley M. Taylor  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_



STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Timothy R. Ross, whose name as Attorney in Fact for Mary E. Ross 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, in his capacity as such Attorney in Fact executed the same voluntarily on the day the same bears date.  
Given on this the 27<sup>th</sup> day of September, 2020.

Haley M. Taylor  
Notary Public, State of Alabama  
Haley M. Taylor  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_



STATE OF ALABAMA  
COUNTY OF SHELBY

Exhibit A  
HEIRSHIP AFFIDAVIT

COME NOW, Timothy Roy Ross and Mary E. Ross, as “Affiants” herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

- 1. That the Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
- 2. On May 8, 1983, Roy Howard Ross, Timothy Roy Ross and Cynthia Lynn Ross, pursuant to instrument recorded at Book 347 Page 821, in the Office of the Judge of Probate of Shelby County, Alabama received a conveyance of certain real estate situated in Shelby County, Alabama. Said Deed did not contain a survivorship provision.

The above referenced real estate is hereinafter described, as follows:

A tract of land consisting of 1.6 more or less acres, situated in the NW 1/4 of the NE 1/4 of Section 2, Township 22, Range 4 West, Shelby County, more fully described as commencing at the SW corner of said NW 1/4 of the NE 1/4, run N along 40 line 1025 feet to a point, then E and parallel with S line of 40 615 feet to the point of beginning. Then continue the same direction 75 feet to a point, then S 400 feet to a point, then W 285 feet, thence N 190 feet to a point, thence E 210 feet to a point, thence 210 feet to the point of beginning. Being situated in Shelby County, Alabama.

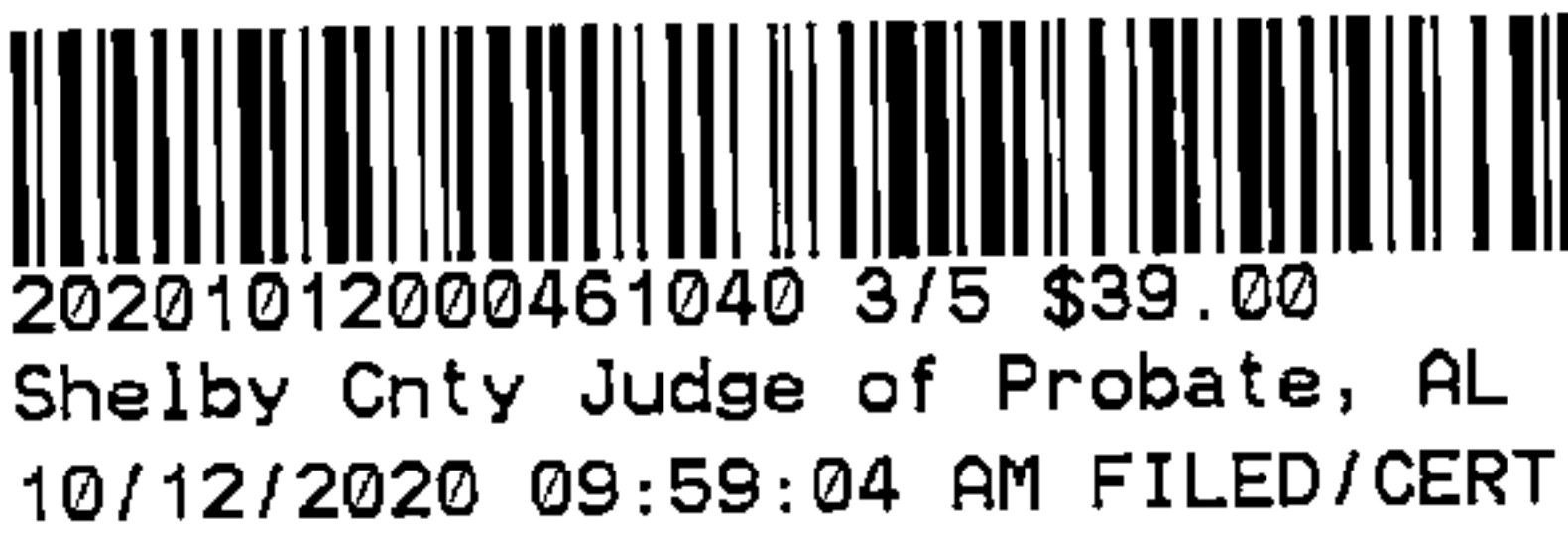
- 3. On or about September 12, 1993, Roy Howard Ross, died intestate, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
- 4. Upon the dates of the decease of Roy Howard Ross, he left the following heirs and next-of-kin to survive him:

Mary E. Ross Surviving Spouse	Timothy Roy Ross Surviving Son
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- 5. All of the above designated survivors, who are the only heirs and next of kin of Timothy Roy Ross, are over the age of nineteen (19) years, and of sound mind. Furthermore, Roy Howard Ross left to survive him no other natural children, adopted children, or survivors thereof.
- 6. All debts and charges against the estate of Roy Howard Ross have heretofore been paid and satisfied.

Timothy Roy Ross  
Timothy Roy Ross

STATE OF ALABAMA )  
COUNTY OF Shelby )



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Timothy Roy Howard, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 27th day of September, 2020

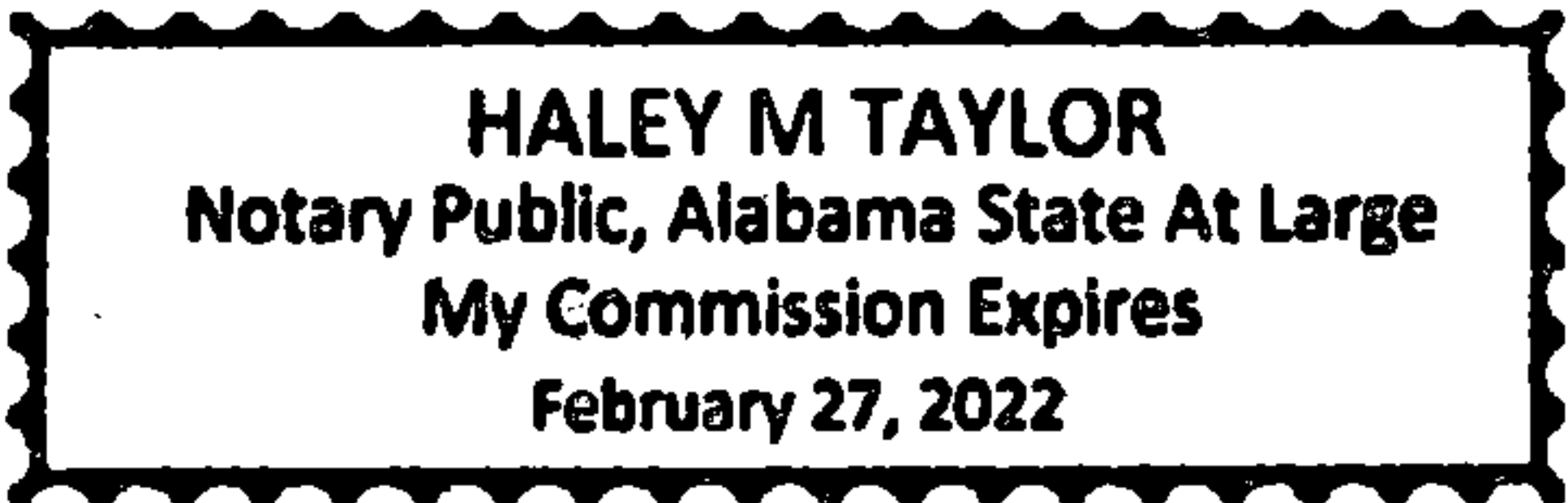


Haley M. Taylor  
Notary Public  
My commission expires: \_\_\_\_\_

Mary E. Ross by Timothy Roy Ross as her Attorney in Fact  
Mary E. Ross by Timothy Roy Ross as her Attorney in Fact

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Timothy Roy Ross whose name as Attorney in Fact for Mary E. Ross is signed to the foregoing heirship affidavit and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date. Given on this the 27th day of September, 2020.



Haley M. Taylor  
Notary Public  
Printed Name: Haley M. Taylor  
My Commission Expires: \_\_\_\_\_




STATE OF ALABAMA  
COUNTY OF SHELBY

**EXHIBIT B**  
**DISINTERESTED PARTY AFFIDAVITS**

COME NOW, Anita Thompson, as “Affiants” herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

- 1. Affiant, Anita Thompson hereby acknowledges and confirms that he/she has personal knowledge of the facts state herein, is over the age of 19 years, competent to execute this Affidavit, and his/her current address is 80 Gable Lane Montevallo, AL 35115, Said Affiant further states that he/she has no pecuniary or other interest in the estate of Roy Howard Ross.
- 2. Said Affiant hereby state that they are personally familiar with the family history of Roy Howard Ross, and hereby acknowledge and confirm that Roy Howard Ross died on September 12, 1993. Roy Howard Ross, (the Decedent herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Warranty Deed recording in the Office of the Probate Judge, Shelby County, Alabama, at Book 347, Page 821.
- 3. Said descendent was married to Mary E. Ross at the time of his decease. Said decedent was survived by his spouse, Mary E. Ross, and one child, Timothy Roy Ross. All of said heirs of Roy Howard Ross are well over the age of nineteen (19) years, and are, to the knowledge of the Affiants, of sound mind.
- 4. Affiants are not aware of any persons or entities who have claim to the real property of which Roy Howard Ross died seized, other than their children hereinabove named.

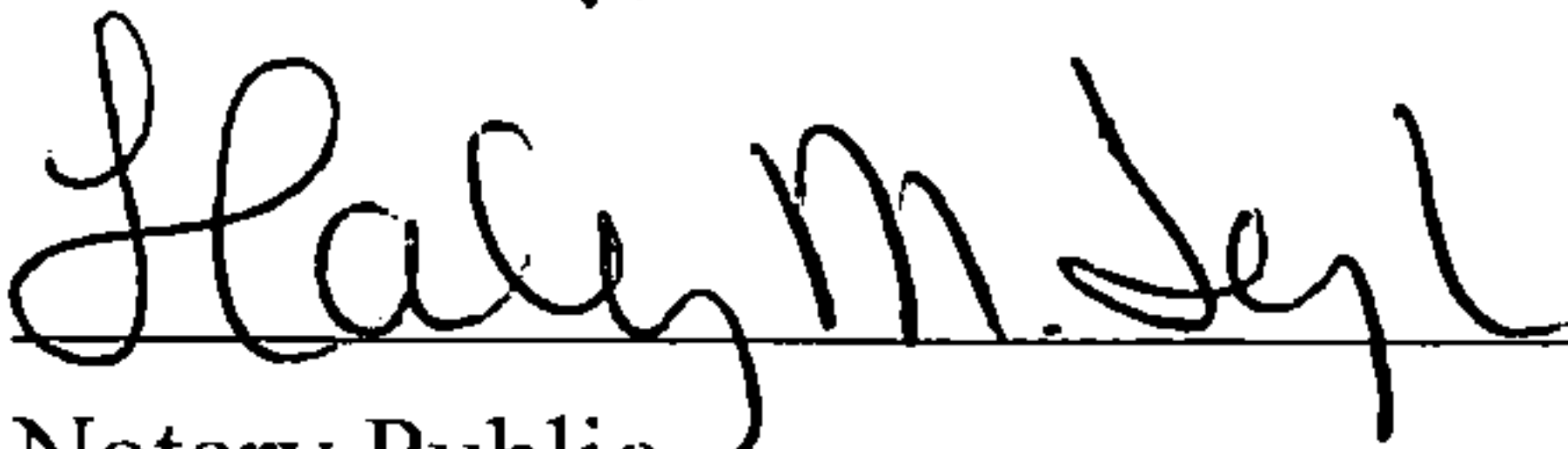
FURTHERMORE, the Affiants saith naught.

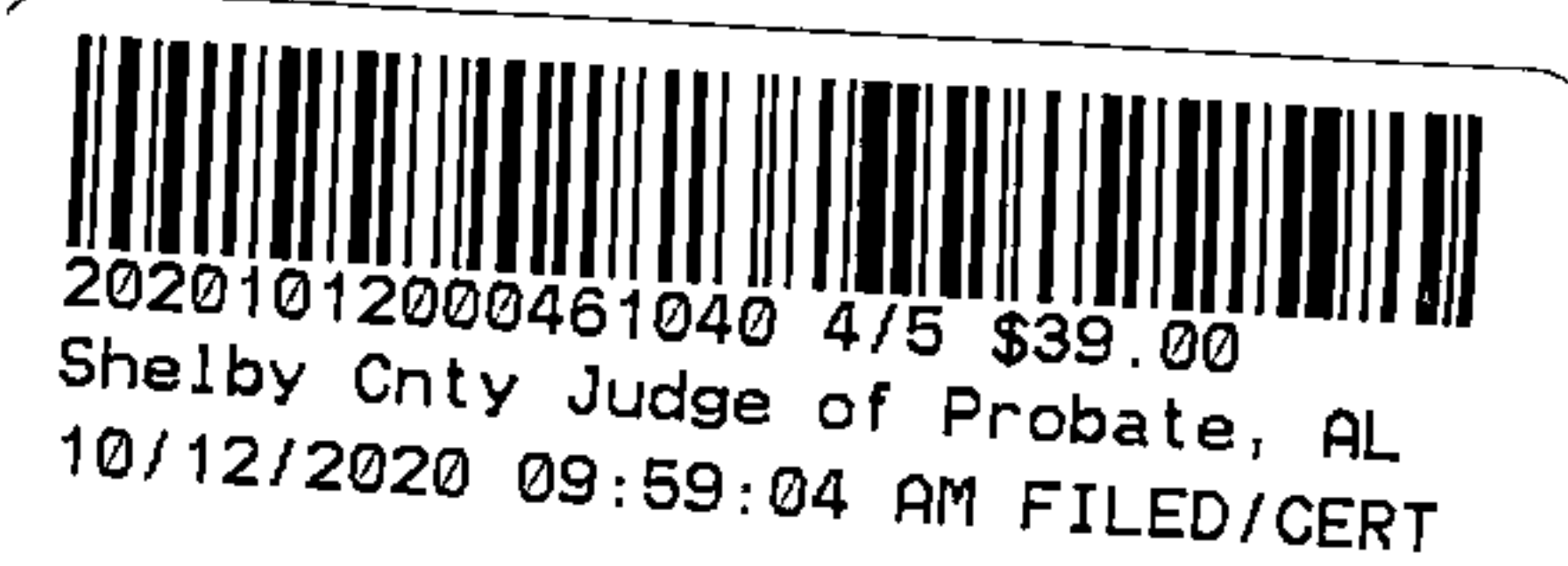
  
Anita Thompson, Affiant

STATE OF ALABAMA  
COUNTY OF Shelby

Sworn to and subscribed before me this 27<sup>th</sup> day of September, 2020.



  
Notary Public  
My Commission Expires: \_\_\_\_\_



STATE OF ALABAMA  
COUNTY OF SHELBY

**EXHIBIT B**  
**DISINTERESTED PARTY AFFIDAVITS**

COME NOW, Brenda Perry, as “Affiants” herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. Affiant, Brenda Perry, hereby acknowledges and confirms that he/she has personal knowledge of the facts state herein, is over the age of 19 years, competent to execute this Affidavit, and his/her current address is 5556 Hwy 10 Montevallo AL 35115, Said Affiant further states that he/she has no pecuniary or other interest in the estate of Roy Howard Ross.
2. Said Affiant hereby state that they are personally familiar with the family history of Roy Howard Ross, and hereby acknowledge and confirm that Roy Howard Ross died on September 12, 1993. Roy Howard Ross, (the Decedent herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Warranty Deed recording in the Office of the Probate Judge, Shelby County, Alabama, at Book 347, Page 821.
3. Said descendent was married to Mary E. Ross at the time of his decease. Said decedent was survived by his spouse, Mary E. Ross, and one child, Timothy Roy Ross. All of said heirs of Roy Howard Ross are well over the age of nineteen (19) years, and are, to the knowledge of the Affiants, of sound mind.
4. Affiants are not aware of any persons or entities who have claim to the real property of which Roy Howard Ross died seized, other than their children hereinabove named.

FURTHERMORE, the Affiants saith naught.


Brenda Perry  
Brenda Perry, Affiant

STATE OF ALABAMA  
COUNTY OF Shelby

Sworn to and subscribed before me this 27<sup>th</sup> day of September, 2020.



Haley M Taylor  
Notary Public  
My Commission Expires: \_\_\_\_\_

  
20201012000461040 5/5 \$39.00  
Shelby Cnty Judge of Probate, AL  
10/12/2020 09:59:04 AM FILED/CERT  
Shelby County, AL 10/12/2020  
State of Alabama  
Deed Tax:\$4.00