

This instrument was prepared by:  
William P. Sproule, Attorney at Law  
705 Pleasant Grove Road  
Pleasant Grove, AL 35127

Address for taxes:  
Deborah E. McRoy  
6488 Harpers Dairy Loop  
Bessemer, AL 35022

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama )  
Shelby County )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of Fifty-Two Thousand Three Hundred Fifty (\$ 52,350.00) and NO/100—Dollars, the amount of which can be verified as One-half (1/2) of the fair market value (FMV) by the 2024 Assessed Tax Value Record from the Shelby County, Alabama Tax Assessor's Office, to the undersigned grantor with no money being paid by the grantees and the receipt whereof has not been acknowledged, but is merely contained in this instrument to be in compliance with all applicable statutes, I, Deborah E. McRoy, an unmarried woman whose address is 6488 Harpers Dairy Loop, Bessemer, AL 35022 (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Deborah E. McRoy, Jennifer Lyn Barnett and Katrena Marie Smith whose address is 6488 Harpers Dairy Loop, Bessemer, AL 35022 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Commence at the Southeast corner of the NE ¼ of the NW ¼ of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the South line of said ¼- ¼ a distance of 339.17 feet to the point of beginning of the property being described; thence continue along last described course 208.18 feet to a point; thence 87 degrees 31 minutes 59 seconds right and run Northerly 698.85 feet to a point on the South right of way line of Shelby County Highway No. 260; thence 66 degrees 04 minutes 51 seconds right and run Northeasterly along said right of way line 112.39 feet to a point; thence 96 degrees 59 minutes 00 seconds right and run Southeasterly 192.32 feet to a point; thence 92 degrees 20 minutes 30 seconds left and run Northeasterly 57.32 feet to a point; thence 109 degrees 47 minutes 45 seconds right and run Southerly 587.50 feet to the point of beginning.

**Also,** an easement 20 feet wide for ingress and egress and the construction of utility service lines as required, said easement being 10 feet on each side of the following described centerline.

Commence at the Southeast corner of the NE ¼ of the NW ¼ of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama thence run Westerly along the South line of said ¼- ¼ a distance of 547.35 feet to a point; thence 87 degrees 31 minutes 59 seconds right and run Northerly 100.00 feet to the point of beginning of the centerline of 20 foot wide easement being described; thence continue along last described

course 598.85 feet to the South right of way of Shelby County Highway 260 and the end of access easement. All being situated in Shelby County, Alabama.

Property address: 385 Highway 260, Maylene, AL 35114

Parcel No.: 23-4-17-0-000-011.001

Source of Title: Instrument No. 20020812000379500 recorded 8/12/2002

Subject to:

1. Ad valorem taxes for the current tax year, 2024 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

NOTE: Deborah E. McRoy is the surviving grantee of that warranty deed conveying property to her and to Opal Martin on June 21, 2002 and recorded as Instrument No. 20020812000379500, the other grantee Opal Martin having departed this earthly life on December 1, 2023.

**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 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 I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs, executors and 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 6<sup>th</sup> day of November, 2024.

  
DEBORAH E. MCROY

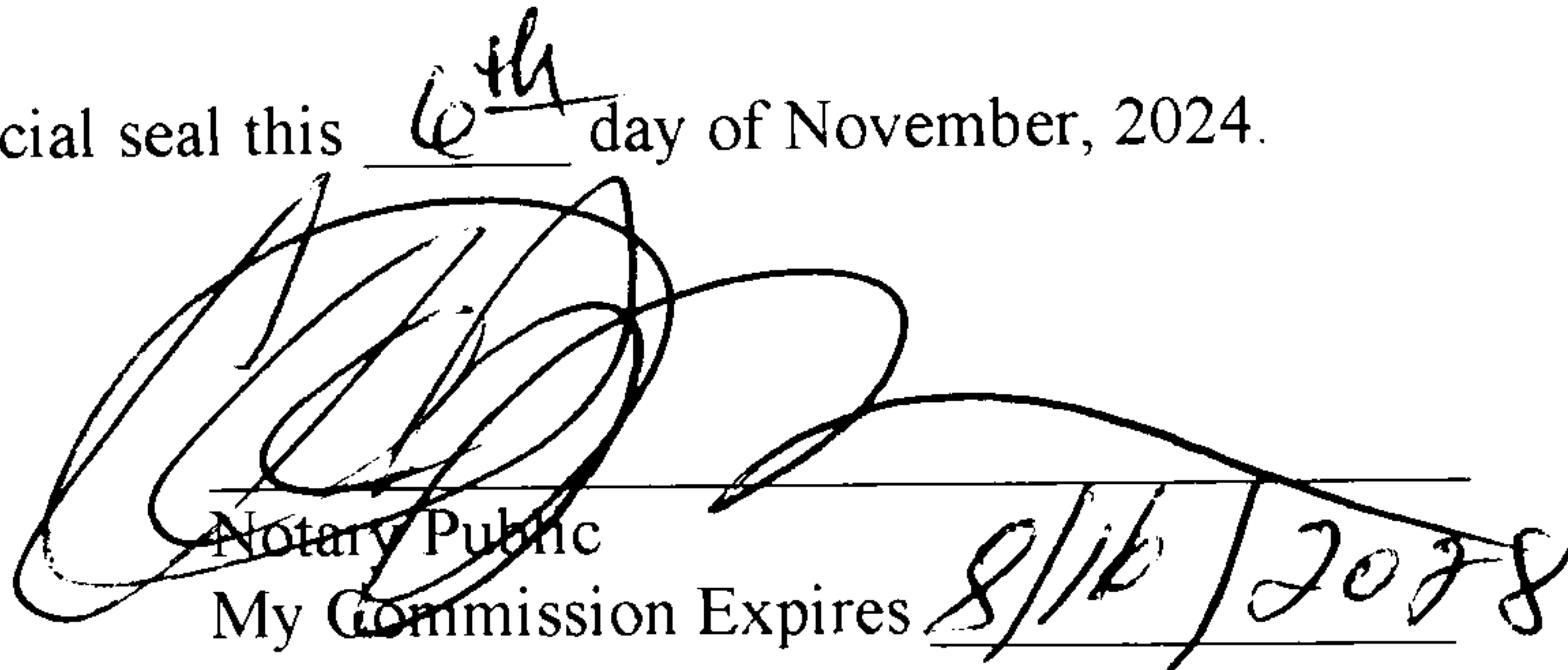
#### GENERAL ACKNOWLEDGMENT

State of ALABAMA )  
JEFFERSON County )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah E. McRoy, 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 this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of November, 2024.

  
Notary Public  
My Commission Expires 8/16/2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/07/2024 01:08:55 PM  
\$81.50 DANIEL  
20241107000347790

*Allen S. Bayal*