



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) HOLLIMAN, SHOCKLEY & KELLY  
3821 Lorna Road, Suite 110  
(Address) Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-eight Thousand and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JAMES OVERTON and MABLE FARRIS, Co-Executors of the  
Estate of Grady Thomas Isbell, Probate Case #28-17  
(herein referred to as grantors) do grant, bargain, sell and convey unto

RICHARD M. WOODS and KRISTEN R. WOODS

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 1, of the Richard Woods Estate, a one lot residential subdivision,  
as recorded in Map Book 18, Page 53, in the Probate Office of Shelby  
County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way,  
limitations, covenants and conditions of record, if any.  
(3) Mineral and mining rights, if any.

The purchase price recited above was paid from a first mortgage loan  
closed and recorded simultaneously herewith.

The property being conveyed herein does not constitute the homestead  
of either of the grantors.

Inst # 1994-11087

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03:26 PM CERTIFIED  
JUDGE OF PROBATE  
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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship,

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st  
day of April, 19 94.

WITNESS:

\_\_\_\_\_  
(Seal) James Overton (Seal)  
JAMES OVERTON

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) Mable Farris (Seal)  
MABLE FARRIS

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that JAMES OVERTON and MABLE FARRIS, Co-Executors of the Estate of  
Grady Thomas Isbell, Probate Case #28-17  
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 1st day of April, A.D., 19 94

MY COMMISSION EXPIRES: Mar. 12, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

James Holliman

Notary Public

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