

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
W.A. MCNEELY CO., INC.

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$29,900.00)** to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, **JOSEPH A. WOODRUFF, JR.** and wife, **KAREN J. WOODRUFF**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **W.A. MCNEELY CO., INC.** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**:

Lot 414, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 4th Addition, as recorded in Map Book 21, Page 100 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Subject-to:**

Ad valorem taxes for 1998 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1998.


Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.

ALL of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 28th day of May, 1998.

  
JOSEPH A. WOODRUFF, JR.

  
KAREN J. WOODRUFF

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, **JOSEPH A. WOODRUFF, JR.** and **KAREN J. WOODRUFF**, 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, executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 28th day of May, 1998.

  
Notary Public  
My Commission Expires: 5/29/99

06/25/1998-23524  
09:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO1 HEL 9.50

Inst # 1998-23524

CLAYTON T. SWEENEY, ATTORNEY AT LAW