

This instrument was prepared by

Send Tax Notice To: J. Chris Cooper

(Name) Corley, Moncus & Ward, P.C.

name

4356 Heritage View Road
address

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SEVENTY NINE THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$179,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ronald M. Woodard and wife, Louise S. Woodard

(herein referred to as grantors) do grant, bargain, sell and convey unto J. Chris Cooper and Rita A. Dewberry

(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 55, according to the Survey of Heritage Oaks, as recorded in Map Book 11,
Page 23 A & B, in the Probate Office of Shelby County, Alabama.

Inst # 1999-41722

10/06/1999-41722
01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 109.00

5 N/A of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously 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 the 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 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 5th
day of October, 19 99

(Seal)

(Seal)

(Seal)

Ronald M. Woodard

(Seal)

Louise S. Woodard

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that Ronald M. Woodard and wife, Louise S. Woodard whose name(s) 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 5th day of October, A.D. 1999

Claude M. Moncus

Notary Public