

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: RONALD M. WOODARD
name
937 LAKE FOREST CIRCLE
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 TWO HUNDRED EIGHTY SIX THOUSAND AND NO/100-----
----- DOLLARS (\$286,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ROANNE W. JONES AND HUSBAND, CHARLES E. JONES

(herein referred to as grantors) do grant, bargain, sell and convey unto RONALD M. WOODARD AND WIFE, LOUISE B.
WOODARD

(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 268 ACCORDING TO THE SURVEY OF NINTH ADDITION RIVERCHASE COUNTRY CLUB,
RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 8, PAGE 46 IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO THOSE ITEMS SET OUT ON EXHIBIT "A" ATTACHED HERETO, MADE A PART
HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

\$256000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1999-42142
10/11/1999-42142
01:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 031 41.00

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 7th
day of October, 19 99.

_____(Seal) Roanne W. Jones (Seal)
ROANNE W. JONES
_____(Seal) Charles E. Jones (Seal)
CHARLES E. JONES
BY: Roanne W. Jones (Seal)
ROANNE W. JONES AS ATTORNEY IN FACT
FOR CHARLES E. JONES

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
ROANNE W. JONES
whose name(s) 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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 7th day of October, A.D., 1999

Gene W. Gray, Jr.

GENE W. GRAY, JR. Notary Public

EXHIBIT "A"

Inst. # 1999-42142
10/11/1999-42142
01:47 PM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
REC-101 41.00

Taxes and assessments for the year 2000, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

50 foot building line, as shown by recorded map.

Easement on rear of undetermined width, as shown by recorded Map.

Restrictions as shown by recorded Map.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 333, page 512, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.

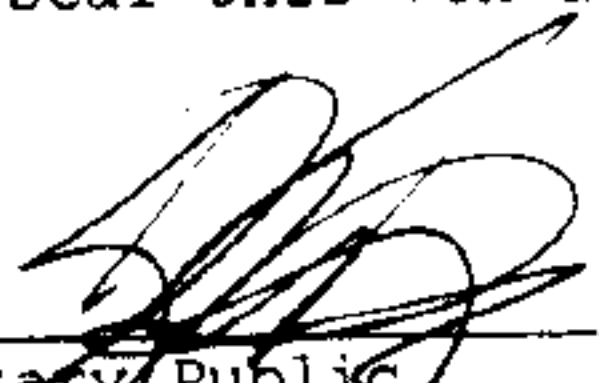
Agreement with Alabama Power Company recorded in Misc. Volume 41, page 807; Misc. Volume 41, page 811 and Misc. Volume 41, page 803, in the Probate Office of Shelby County, Alabama.

Restrictions or Covenants recorded in Misc. Volume 41, page 802; Misc. Volume 14, page 536; Misc. Volume 17, page 550 and Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ROANNE W. JONES** whose name as Attorney in Fact for **CHARLES E. JONES** under that certain Durable Power of Attorney recorded on 10/11/1999 in 1999-42141 in the Probate Office of SHELBY County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, in his/her capacity as such Attorney in Fact, executed the same voluntarily for and as the act of **CHARLES E. JONES** on the day the same bears date.

Given under my hand and official seal this 7th day of October, 1999.


Notary Public
Print Name: GENE W. GRAY, JR.
Commission Expires: 11/09/02