


This instrument was prepared by:  
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P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Keith Woodard  
890 Highway 99  
Shelby, Alabama 35143

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

STATE OF ALABAMA )  
SHELBY COUNTY)

  
20050104000001080 Pg 1/1 28.50  
Shelby Cnty Judge of Probate, AL  
01/04/2005 09:33:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY-TWO THOUSAND FIVE HUNDRED DOLLARS AND NO/00 (\$82,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**CARRIE BLACKERBY GARDNER and husband, JASON GARDNER**

(herein referred to as grantor) grant, bargain , sell and convey unto,

**KEITH WOODARD and wife, DEBRA WOODARD**

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 6, according to the Survey of First Addition to Shelby Brook Estates Subdivision, as recorded in Map Book 23, Page 103, in the Probate Office of Shelby County, Alabama.  
Situated in SHELBY County, Alabama.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$66,000.00** of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

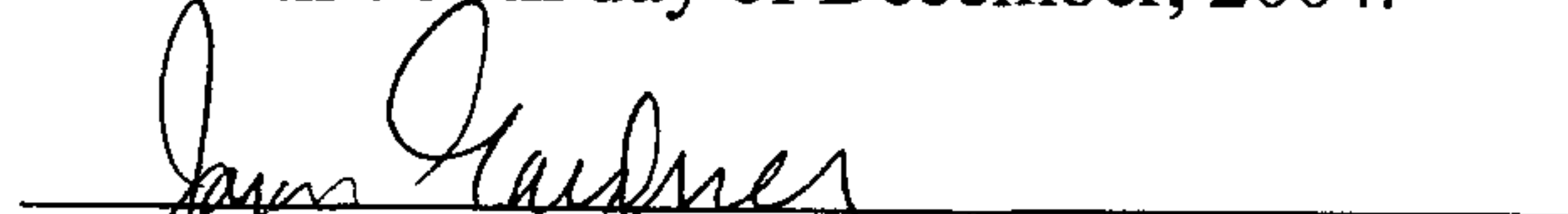
**CARRIE BLACKERBY GARDNER AND CARRIE BLACKERBY ARE ONE AND THE SAME PERSON.**

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 30th day of December, 2004.

  
CARRIE BLACKERBY GARDNER

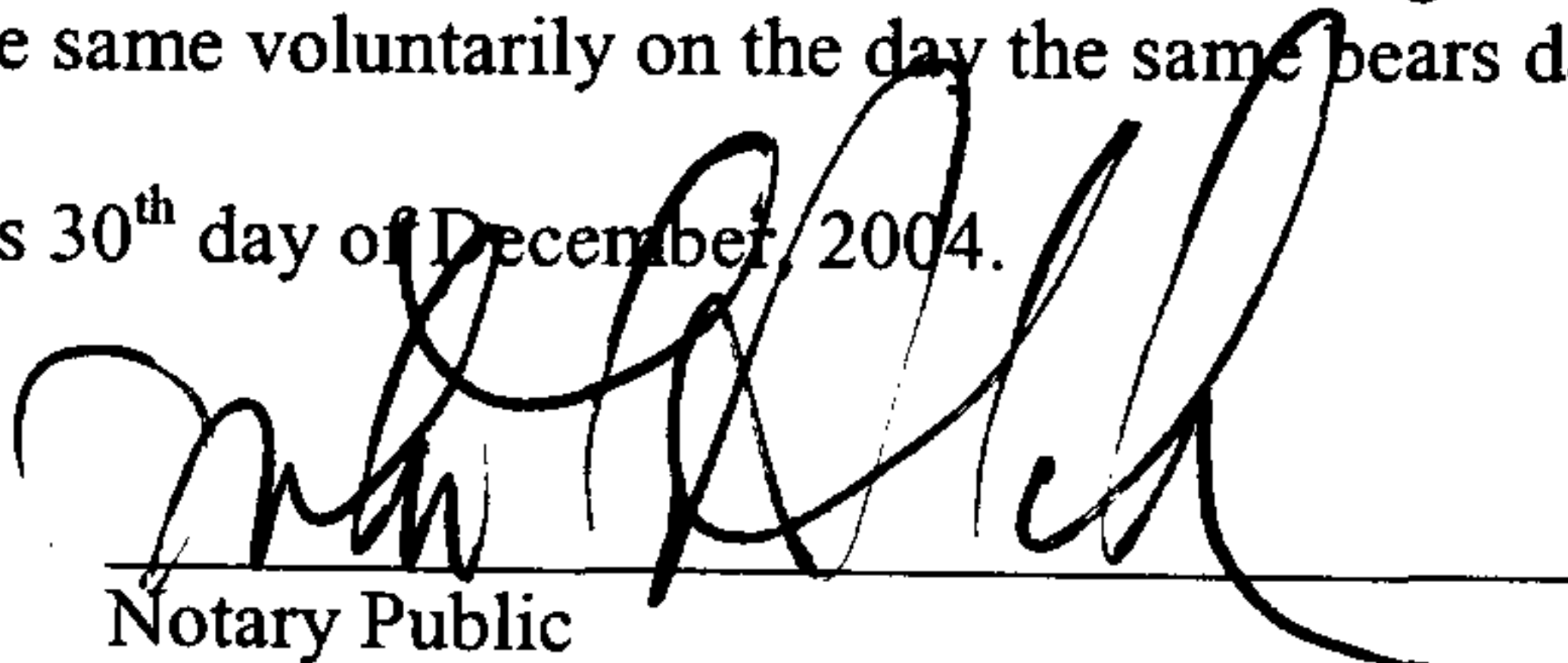
  
JASON GARDNER

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby  
CARRIE BLACKERBY GARDNER and JASON GARDNER

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 30<sup>th</sup> day of December, 2004.

  
Notary Public

My commission expires: 10-16-08

