

This instrument was prepared by:

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## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

## KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **ONE HUNDRED SEVENTY THOUSAND AND NO/00** (\$170,000.00), 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,

MALCOMB GRAVES, JR., A Marie de la constant de la c

MAN

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

EDWARD A WOODS AND LISA WOODS

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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

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

\$170,000.00 of the above-recited consideration was paid from a first 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, 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 30<sup>TH</sup> day of March, 2005.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State hereby

MALCOMB GRAVES, JR.

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MALCOMB GRAVES JR

whose name 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 30<sup>TH</sup> day of March, 2005

Motary Public

My commission expires: 10-16-08

20050406000159400 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 04/06/2005 11:11:35AM FILED/CERT

## EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the North right of way of Al. Hwy. 70; thence leaving said right of way, run North 00 degrees 27 minutes 59 seconds East for 1026.23 feet to the point of beginning. From said point of beginning, continue North 00 degrees 27 minutes 50 seconds East for 164.71 feet; thence run North 88 degrees 05 minutes 18 seconds West for 315.42 feet; thence run South 00 degrees 39 minutes 15 seconds West for 173.58 feet; thence run South 89 degrees 41 minutes 59 seconds East for 315.89 feet to the point of beginning.

ALSO, a 30' ingress, egress and utility easement being described as follows: Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the North right of way of Al. Hwy. 70 and the point of beginning of a 30 ft. ingress, egress and utility easement; from said point of beginning, run North 00 degrees 27 minutes 59 seconds East for 1026.23 feet. Said easement being 30 feet in width and left of the above described line. According to the survey of Michael G. Moates, dated December 28, 2004.