

SEND TAX NOTICE TO:

Judith Roy
 James Roy
 138 West Stonehaven Circle
 Pelham, AL 35124

This instrument was prepared by:

✓ Charles E. Davis, Jr.
 400 Vestavia Parkway, Suite 101
 Birmingham, Alabama 35216


 20050601000264690 1/1 \$11.50
 Shelby Cnty Judge of Probate, AL
 06/01/2005 02:26:00PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FORTY-FOUR THOUSAND FIVE HUNDRED FORTY and No/100's (\$144,540.00) DOLLARS** to the undersigned grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **Joseph F. Hidock, III and wife, Heather Marie Hidock** (hereinafter grantors), do grant, bargain, sell and convey unto **Judith Roy and James Roy**, (hereinafter grantees) as joint tenants with right of survivorship, all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**:

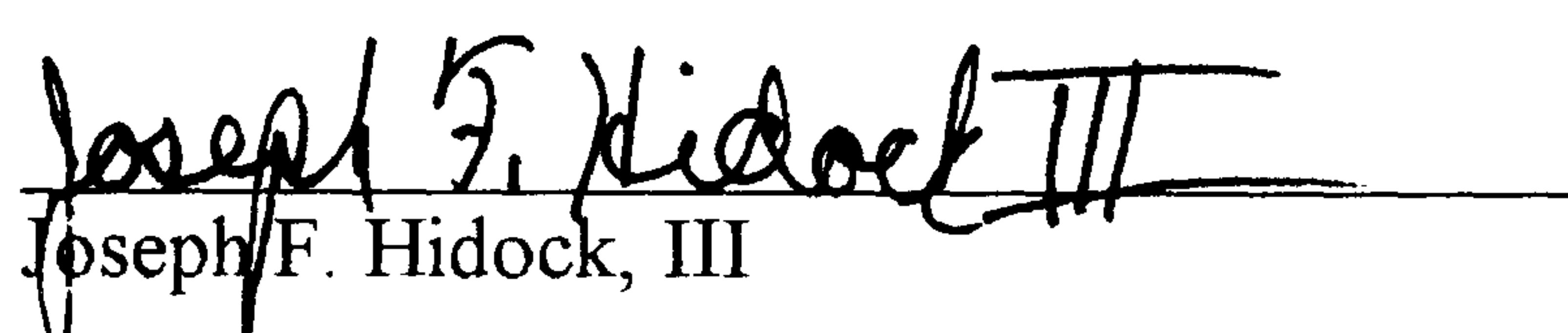
Lot 67, according to the Survey of the Cottages at Stonehaven, First Addition as recorded in Map Book 22, page 87, in the Probate Office of Shelby County, Alabama.

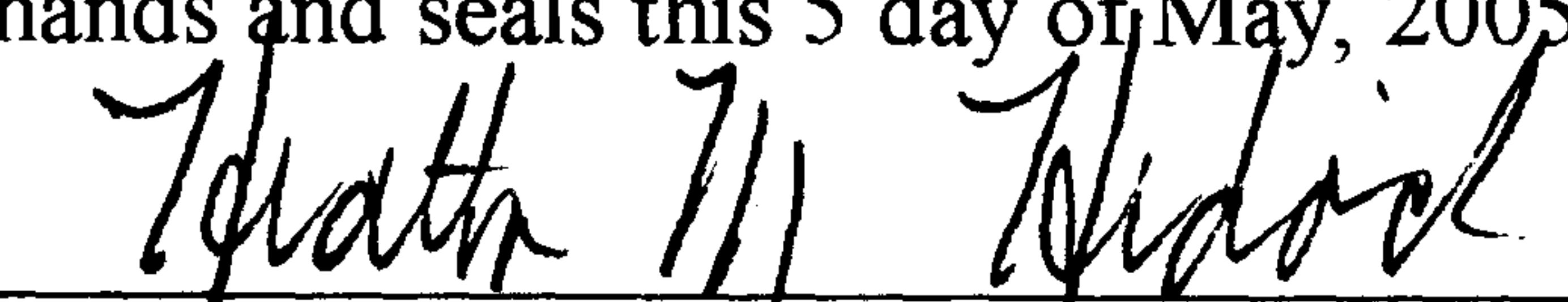
\$115,540.00 of the above referenced consideration is from a purchase money first mortgage.
\$28,885.00 of the above referenced consideration is from a purchase money second mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEEES, for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5 day of May, 2005.


 Joseph F. Hidock, III


 Heather Marie Hidock

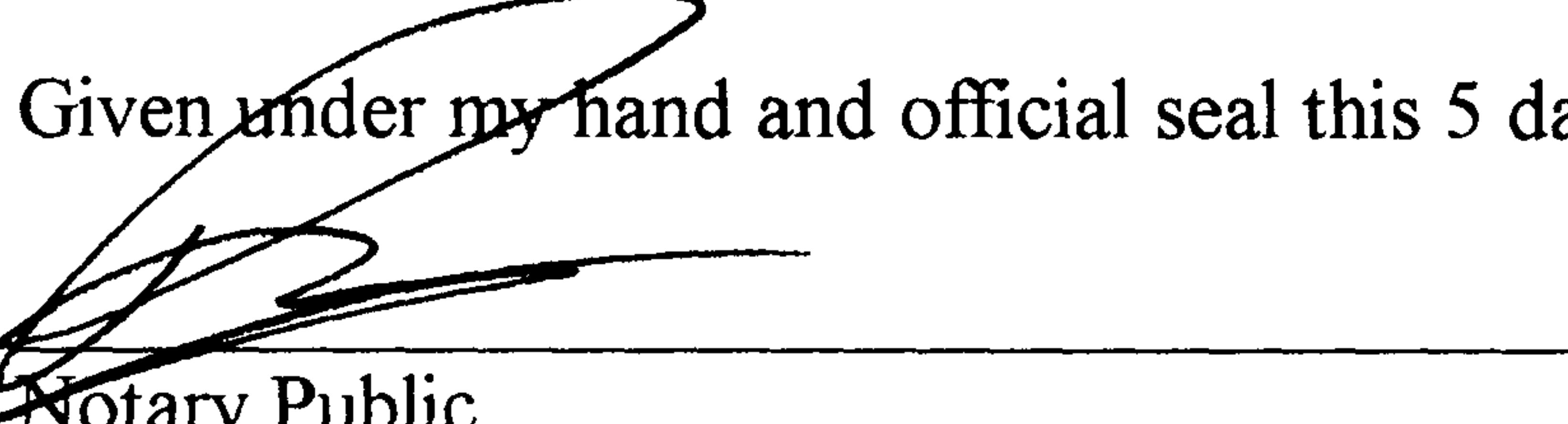
Shelby County, AL 06/01/2005
 State of Alabama

STATE OF ALABAMA)
 JEFFERSON COUNTY)

Deed Tax: \$.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph F. Hidock, III and Heather Marie Hidock**, 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 5 day of May, 2005.


 Notary Public

Commission Expires: 11-20-07