

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Robert E. Hoff

360 South River Drive  
Shelby, Ala 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20070606000265000 1/2 \$279.00  
Shelby Cnty Judge of Probate, AL  
06/06/2007 04:06:09PM FILED/CERT

That in consideration of Two Hundred Sixty Five Thousand dollars and Zero cents (\$265,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Woods and Janice Ann Woods, a married couple (herein referred to as grantors) do grant, bargain, sell and convey unto Robert E. Hoff and Lydia F. Hoff (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to taxes for 2007 and subsequent years.

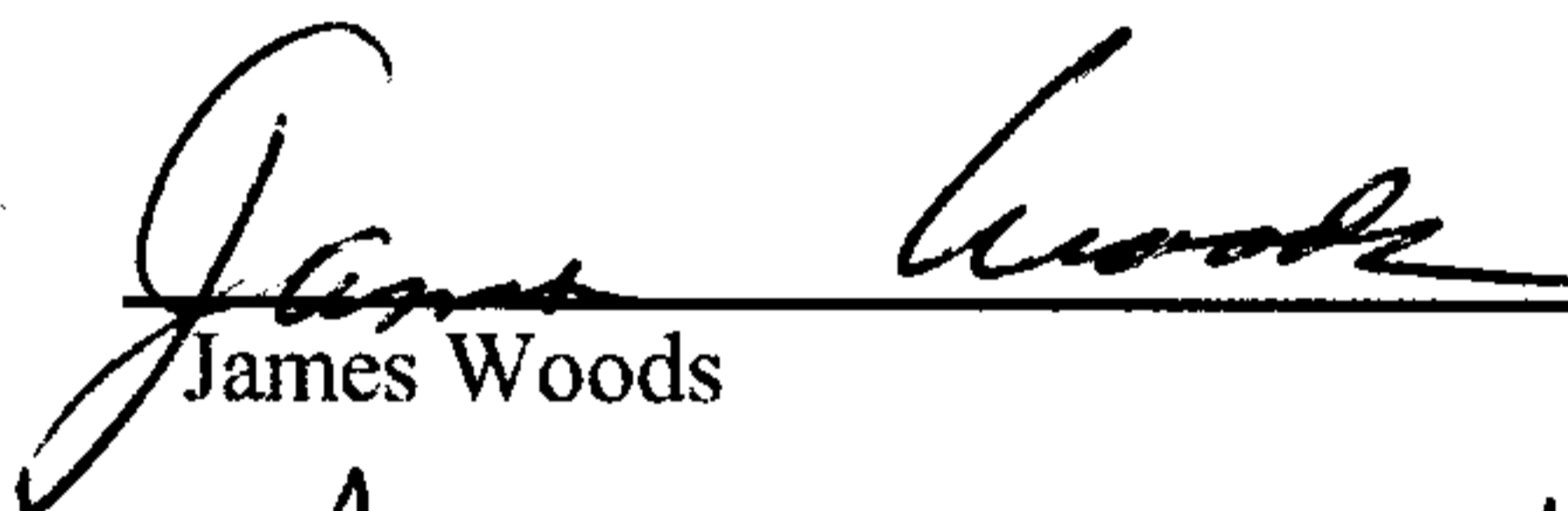
TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

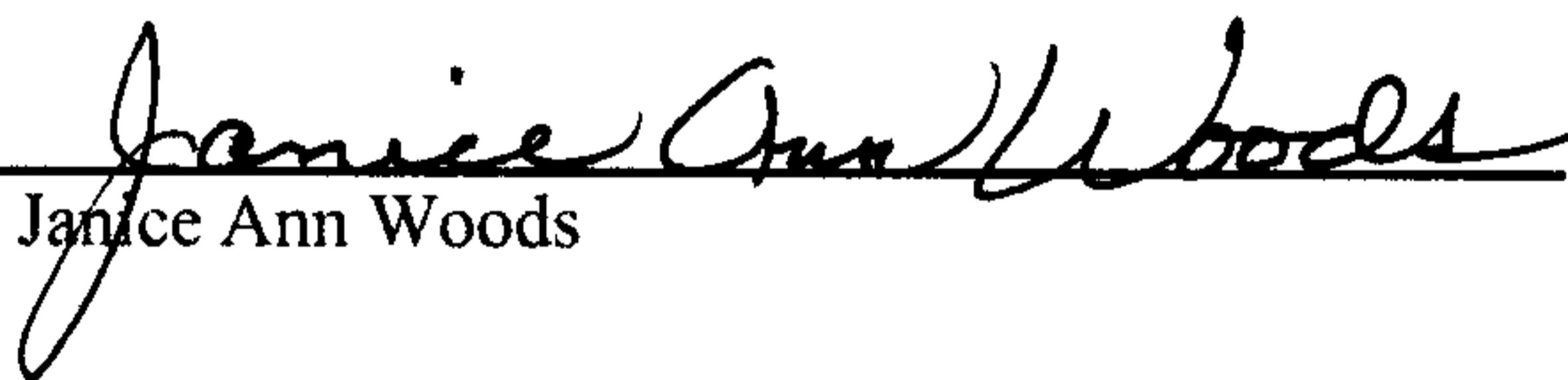
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of May, 2007.

\_\_\_\_\_  
(Seal)

  
James Woods

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

  
Janice Ann Woods

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

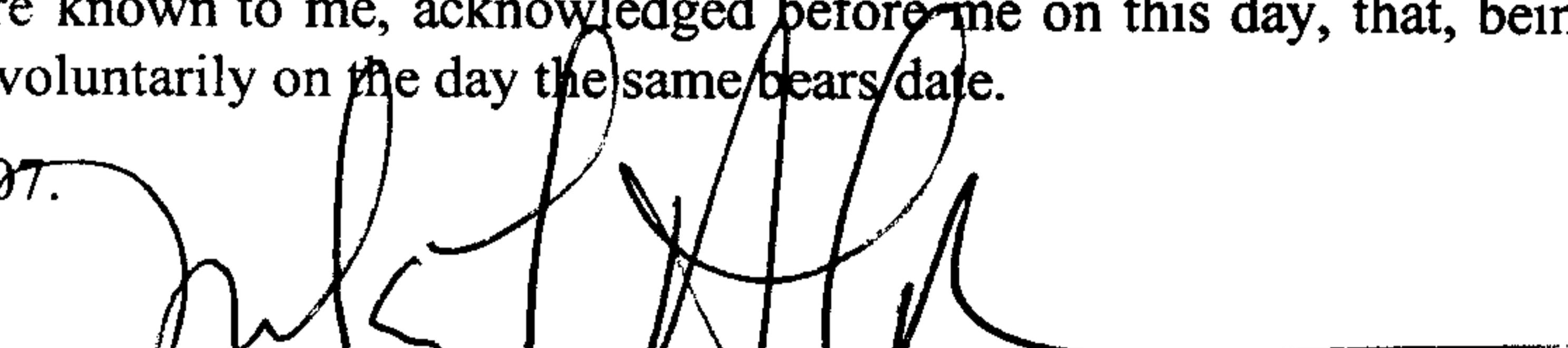
}

General Acknowledgment

COUNTY OF SHELBY

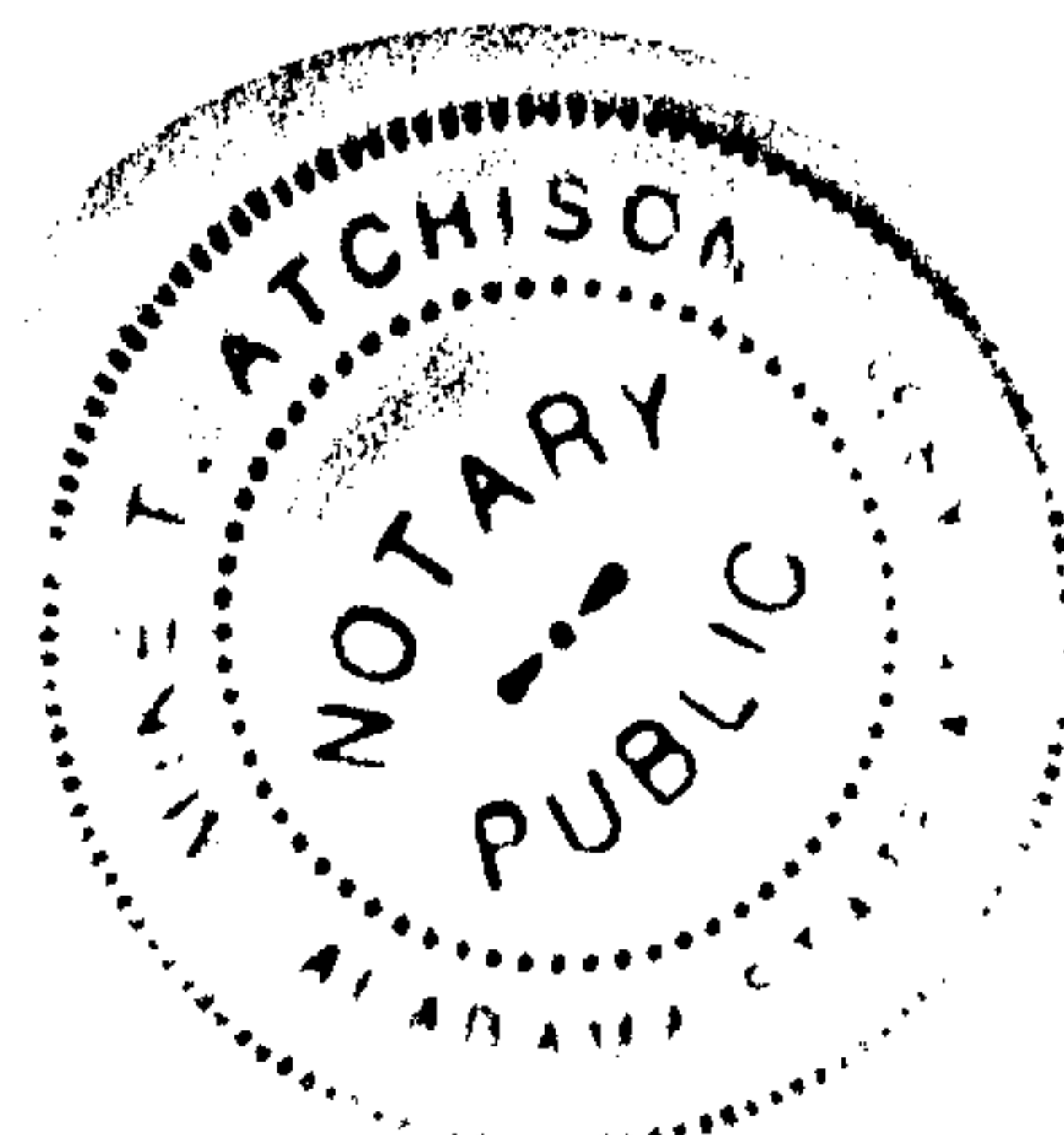
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Woods and Janice Ann Woods whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of May, 2007.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/16/08

Shelby County, AL 06/06/2007  
State of Alabama

Deed Tax: \$265.00




## EXHIBIT A

Lot 65, Lacoosa Estates, as recorded in Map Book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama, less and except a part of Lot 65, described as follows: Begin at the Northernmost corner of said Lot 65 and run southeasterly along the Northeast line of said lot 65 for 23.86 feet; thence turn 93 degrees 52 minutes 17 seconds right and run southwesterly for 115.07 feet to a point on the westerly line of said Lot 65; thence turn 168 degrees 08 minutes 58 seconds right and run northeasterly along said lot line for 115.93 feet to the point of beginning.

ALSO; A part of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Begin at the Southwest corner of Lot 65 according to the survey of Lacoosa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama and run northwesterly along an extension of the Southwest line of said Lot 65 for 20.83 feet; thence turn 102 degrees 07 minutes 59 seconds right and run northeasterly for 101.45 feet; thence turn 168 degrees 08 minutes 58 seconds right and run southerly for 99.18 feet to the point of beginning.

According to the survey of M. D. Arrington, dated April 14, 2005.

  
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