

**WARRANTY DEED**  
**Joint Tenants with Rights of Survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Forty Seven Thousand, Five Hundred and no/100 Dollars (\$247,500.00)** and other good and valuable consideration to the undersigned grantors,

**JOSEPH ALLEN WOODRUFF, JR. and wife, KAREN J. WOODRUFF**

in hand paid by the grantee,

**JOEL N. ROACH and MARSHA K. ROACH**

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 414, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 4th Addition, as recorded in Map Book 21, Page 100 A&B, in the Probate Office of Shelby County, Alabama.**

**Subject to Covenants and By-Laws.**

**Subject to easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.**

**\$210,375.00 of the above consideration is paid by Purchase Money Mortgages filed simultaneously herewith,**

TO HAVE AND TO HOLD, to 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 or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 5th day of February, 2008.  
WITNESS:

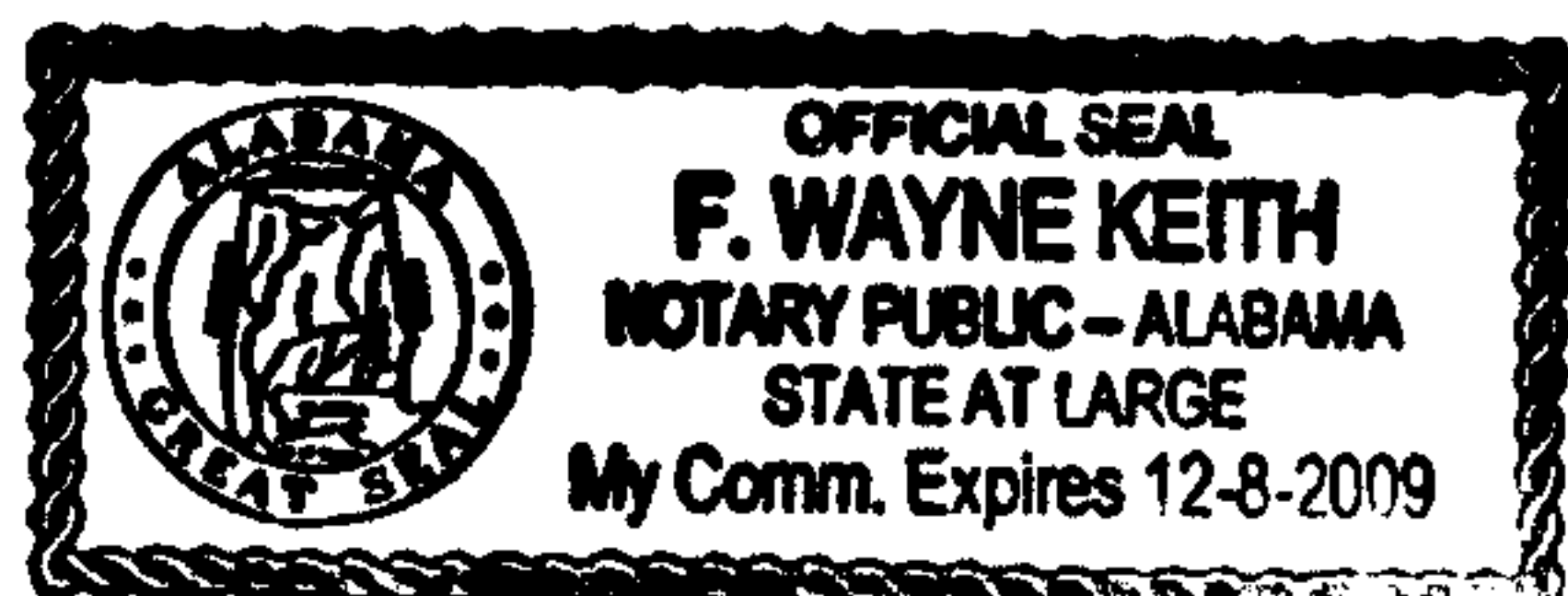
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\_\_\_\_\_

*Joseph Allen Woodruff Jr*  
JOSEPH ALLEN WOODRUFF, JR.  
*Karen J Woodruff*  
KAREN J. WOODRUFF

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joseph Allen Woodruff, Jr. and Karen J. Woodruff, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 5th day of February, 2008..




  
\_\_\_\_\_  
Notary Public

This Instrument was prepared by:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

Send Tax Notice to:  
Joel N. Roach  
314 Grande View Lane  
Maylene, Alabama 35114

Shelby County, AL 02/13/2008  
State of Alabama

Deed Tax: \$37.50

  
20080213000059640 2/2 \$51.50  
Shelby Cnty Judge of Probate, AL  
02/13/2008 02:26:20PM FILED/CERT