

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



20100504000137250 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/04/2010 01:01:46 PM FILED/CERT

This instrument was prepared by:  
WILLIAM PATRICK COCKRELL  
WPC & ASSOCIATES LLC

Send tax notice to:  
ADRIAN ROACH  
CHRYSTIE ROACH

(Name)

(Name)

1 PERIMETER PARK SOUTH, 325 N  
BIRMINGHAM, ALABAMA 35243

141 SHARPE STREET  
STERRETT, AL 35147

(Address)

(Address)

STATE OF **ALABAMA**  
COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Seven Thousand Five Hundred dollars (\$167,500.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I/We, JOHN B. DAVIS, JR. AS MANAGING MEMBER FOR FLAGSTONE CONSTRUCTION, LLC (herein referred to as Grantor(s)) do, grant, bargain, sell and convey unto ADRIAN ROACH and CHRYSTIE ROACH, Husband and wife (herein referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 91, OF THE VILLAGES OF WESTOVER, SECTOR ONE, ACCORDING TO MAP BOOK 39, PAGE 9A & 9B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

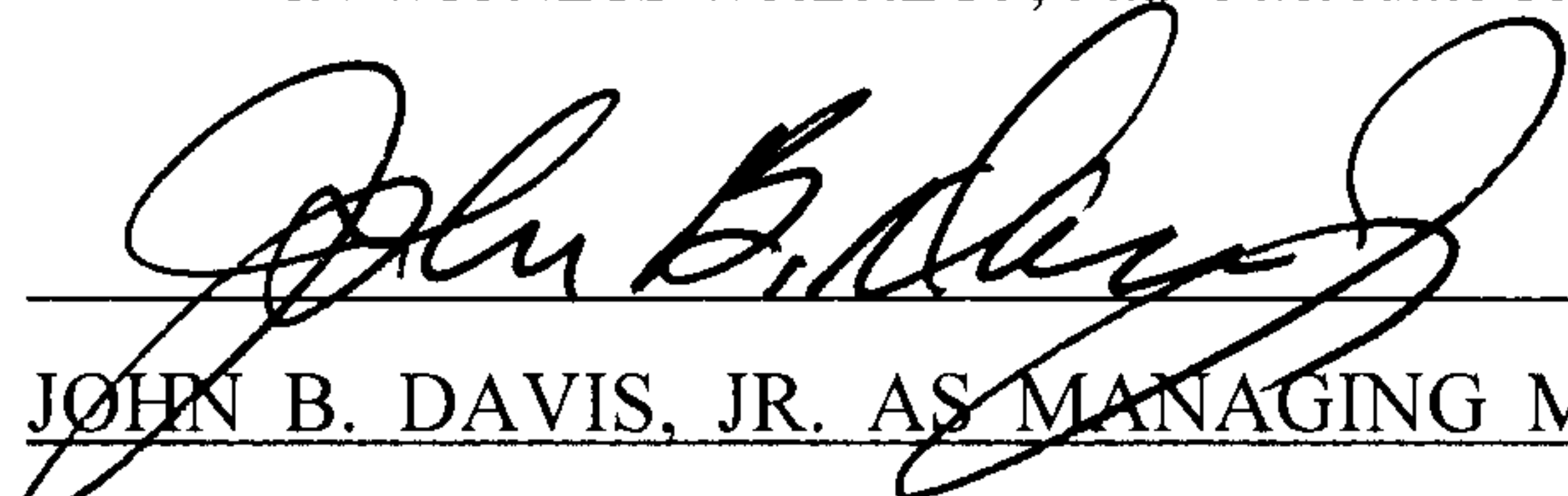
A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$170,918.00 IS FILED HERewith.

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 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 we (I) do for ourselves (myself),

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successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, I have hereunto set my hand and seal, April 15, 2010

 (Seal)  
\_\_\_\_\_  
JOHN B. DAVIS, JR. AS MANAGING MEMBER FOR FLAGSTONE CONSTRUCTION,  
LLC



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

STATE OF ALABAMA  
COUNTY OF JEFFERSON

**General Acknowledgment**

I, WILLIAM PATRICK COCKRELL, a Notary Public in and for said County in said State, hereby certify that JOHN B. DAVIS, JR. AS MANAGING MEMBER FOR FLAGSTONE CONSTRUCTION, LLC 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 April 15, 2010.

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

\_\_\_\_\_  
My Commission Expires

WILLIAM PATRICK COCKRELL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 12, 2011