

This instrument was prepared by

(Name).....Manly Yeilding

(Address) 927 Brown Marx Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Dollars and the execution of a purchase money mortgage in the amount of \$12,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William T. Hammond and wife, Peggy D. Hammond

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Frances J. Woodruff and ~~Marshall M. Woodruff~~
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the W $\frac{1}{2}$ of SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 18 South, Range 1 East which lies south of Shelby County Highway 43 right of way; The W $\frac{1}{2}$ of W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 East, containing 40 acres, more or less; the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 East, containing 10 acres, more or less, excepting minerals if not owned by Grantor; and all that part of the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 18 South, Range 1 East, which lies South of Shelby County Highway 43 right of way.

Mineral and mining rights reserved, and excepting the public road right of way conveyed to Shelby County by right of way deed recorded in Deed Book 228, Page 326, Office of the Judge of Probate of Shelby County, Alabama.

Subject to current state, county and city taxes.



19720113000002160 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/13/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 JAN 13 PM 12:52
UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 11th day of January, 1972.

(Seal)
(Seal)
(Seal)

William T. Hammond (Seal)
Peggy D. Hammond (Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Manly Yeilding, a Notary Public in and for said County, in said State, hereby certify that William T. Hammond and wife, Peggy D. Hammond 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 11th day of January, A. D., 1972.

Manly Yeilding
Notary Public.

BOOK 271 PAGE 903