

Jerry Parker

5771

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of \$3,500.00 and ~~other good and valuable considerations~~ ^{nty Below} DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

J.D. Jackson and wife, Teresa Jackson

(herein referred to as grantors) do grant, bargain, sell and convey unto Curtis Woodruff and wife, Thelma L. Woodruff

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Part of Lots 12 and 13, in Block 1, according to Nickerson's Survey as recorded in Map Book 3, page 116, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows: Begin at the Southwest corner of Lot 12, Block 1, of the NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, according to Map of Nickerson's Survey on Helena Road as recorded in Map Book 3, page 116, in the Probate Office of Shelby County, Alabama, and run in a Northerly direction along West line of Lot 12 for a distance of 149 feet to the point of beginning of land herein described; thence run in a Northerly direction along West line of Lot 12 and 13 for a distance of 128 feet, thence run in an Easterly direction for a distance of 120 feet, thence run in a Southerly direction for a distance of 128 feet, thence run in a Westerly direction for a distance of 120 feet to point of beginning. Subject to an easement, 12 feet in width, for ingress and egress, and utilities, the centerline which is described as follows: Beginning at the Southwest corner of said Lot 13, run thence North along the West line thereof for 39.5 feet to the point of beginning of said easement; thence turn 119 degrees 25 minutes to the right and run in a Southeasterly direction for 26 feet; thence turn 46 degrees 43 minutes to the right and run in a Southeasterly direction for 59.76 feet to the end of said easement, which point is 37 feet East and 30 feet South of the point of beginning.

Subject to Mortgage from J.D. Jackson and wife, Teresa Jackson to Collateral Investment Co. as recorded in Volume 354, page 731, in the Probate Office of Shelby County, Alabama. Grantees herein agree to assume and pay said mortgage

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And X(we) do, for ~~XX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~XX~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XX~~ (we) will and ~~XX~~ (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 S, this 27th day of January, 1977.

WITNESS:

Marie M. Cobb

J.D. Jackson
Teresa Jackson

State of

De. by 3.50
150
1.50
COUNTY

General Acknowledgement

I, *Marie M. Cobb* a Notary Public in and for said County, in said State, hereby certify that *J.D. Jackson & Teresa Jackson* whose name signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date. known to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this 27 day of January A.D., 19 77

Marie M. Cobb

Notary Public