

SEND TAX NOTICE TO:

(Name) John H. Wood
26 Snyer Lake
(Address) Leeds, Alabama 35094

This instrument was prepared by

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(Name) John F. De Buys, Jr., Attorney at Law

(Address) 2100 16th Avenue South, Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY FOUR THOUSAND FIVE HUNDRED FORTY AND 31/100 DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Leland Hull, Jr. and wife, Ann T. Hull

(herein referred to as grantors) do grant, bargain, sell and convey unto

John Halsey Wood and Melissa Rhodes Wood

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

For legal description see attachment, affixed hereto and made a part hereof as Exhibit "A", and set out herein as if the same had been set out in this place in full.

And as part of the consideration, the herein Grantees expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association of Birmingham as recorded in Mortgage Book 407, page 759 in said Probate Office according to the terms and conditions of said mortgage.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

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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.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 6th day of March, 19 85.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 MAR -7 AM 8:34
78.00
Paid TAX 74.50
Rec 2.50
Jud 1.00

Leland Hull, Jr. (Seal)
Ann T. Hull (Seal)

STATE OF ALABAMA
Jefferson COUNTY }
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leland Hull, Jr. and wife, Ann T. Hull whose name 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 6th March, 19 85
Dooley, Marcus John F. De Buys, Jr.