

2143

SEND TAX NOTICE TO:

(Name) MR. & MRS. DONALD R. WOODALL
205 OAKMONT ROAD
(Address) BIRMINGHAM, ALABAMA 35244

This instrument was prepared by

(Name) LINDSEY ALLISON, ATTORNEY AT LAW
GRIFFIN, ALLISON & MAY
(Address) 4509 VALLEYDALE ROAD, SUITE 9, BIRMINGHAM, ALABAMA 35243

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS

to the undersigned grantor, HEARTWOOD HOMES, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

DONALD R. WOODALL AND WIFE, BETTY S. WOODALL
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama:

Lot 19, according to the survey of Marwood, 1st Sector, as recorded in Map Book 9, Page
60 in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama. Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes due and payable October 1, 1987.
2. Building setback line of 35 feet reserved from Marwood Drive and Oakmont Road as shown by plat.
3. Public utility easements as shown by recorded plat, including a 10 foot easement on the West side.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 17 Page 824 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed book 102, page 53 and Deed book 102, page 54 in Probate Office.
6. Right-of-Way granted to Alabama Power Company by instrument recorded in Real 20, page 235 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 18, page 593 and covenants pertaining thereto recorded in Real 18, page 596 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 327, page 553 in Probate Office.

\$82,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Jimmy Cato who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of February 19 87

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By *Jimmy Cato*
JIMMY CATO President
Deed TAX 48.00
Rec 2.50
Jud 1.00
\$51.50

STATE OF ALABAMA
COUNTY OF SHELBY

} 1987 FEB 26 AM 10:47

Thomas A. Shores, Jr.
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jimmy Cato whose name as President of Heartwood Homes, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25th day of February

Jim Randall May
Public

BOOK 116 PAGE 876