

WARRANTY DEED

THE STATE OF ALABAMA

JEFFERSON COUNTY

Know All Men by These Presents, That in consideration of Ten Dollars and other good and valuable consideration other good and valuable consideration to the undersigned Salem N. Resha, Jr., Trustee for the Bankruptcy Estate of Jesse Abbott, case number 86-9134, and for the Bankruptcy Estate of Tommy and Jackie Abbott, case number 86-9133, in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, hereinafter referred to as "Grantor", in hand paid by Frank B. Wood and wife Joyce Wood, hereinafter referred to as "Grantees", as joint tenants with right of survivorship, the receipt whereof is acknowledged by him, the said Grantor does grant, bargain, sell and convey unto the said Grantees, Frank B. Wood and wife Joyce Wood, the following described real estate situated in ^{SNR} Shelby Jefferson County, Alabama, to-wit:

The North One-Half of the Northwest Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 2 East, in Shelby County, Alabama.

NO SURVEY PREPARED

Sold subject to the following:

1. Ad valorem taxes due but not payable.
2. All liens, encumbrances, easements, and restrictions of record.
3. Right of Way as shown by instrument recorded in Deed Book 330, Page 124.
4. Subject to rights, if any, in and to roads described in affidavit recorded in Misc. Book 38, Page 34.
5. Right of Way granted to Alabama Power Company By instruments recorded in Deed Book 114, Page 211.
6. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 342, Page 955.
7. Easement as referred to by instrument recorded in Mortgage Book 388, Page 655.

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✓ Salem Resha, Jr.

8. Right of Way to Shelby County as shown by instrument recorded in Deed Book 329, Page 373.

Grantor conveys whatever interest in the subject property he may have by virtue of his status as trustee of the bankruptcy estate referenced above.

All property and improvements thereon sold "AS IS", with no warranties.

To Have and to Hold, To the said Grantees, their heirs and assigns forever.

And I do, as Trustee, covenant with the said Grantees, Frank B. Wood and wife Joyce Wood, their heirs and assigns, that, as Trustee, I am lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set out above; that I have a good right to sell and convey the same as aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, this 29 day of December, 1988.

\$46,000 of the purchase price was paid from the mortgage filed simultaneously herewith.

WITNESSES:

Mike Fluton
WITNESS

Salem N. Resha, Jr.
SALEM N. RESHA, JR., Trustee for the Bankruptcy Estate of Jesse Abbott, case # 86-9134 and for the Bankruptcy Estate of Tommy and Jackie Abbott, case # 86-9133

1. Deed Tax \$ 10.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 2.00
TOTAL 17.00

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THE STATE OF ALABAMA †
JEFFERSON COUNTY †

I, Kathryn Belinda Kearney, a Notary Public in and for said County, in said State, hereby certify that Salem N. Resha, Jr. as Trustee for the Bankruptcy Estate of Jesse Abbott, case # 86-9134 and as Trustee for Bankruptcy Estate of Tommy and Jackie Abbott, case # 86-9133, who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the date the same bears date.

In witness whereof, I hereunto set my hand, this 30th day of December A.D. 1988.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
89 JAN 10 PM 1:43
JUDGE OF PROBATE

Kathryn Belinda Kearney
NOTARY PUBLIC
My Commission Expires: 2-11-90