

This instrument was prepared by

(Name).....Johnson-Rast & Hays Co.

(Address).....1020 South 22nd Street.....

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Four Hundred Eighty and 89/100 - - - - - DOLLARS (\$2,480.89) 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,
Robert W. Bone and wife Barbara B. Bone
(herein referred to as grantors) do grant, bargain, sell and convey unto

Clyde D. Wood, Jr. and wife Fay B. Wood
(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:

A part of the NW 1/4 of NE 1/4 of Section 29, Township 19 South, Range 2 West, described as follows: Begin at the N.E. corner of the NW 1/4 of NE 1/4 of said Section and run in a Westerly direction along the North line of said 1/4-1/4 section a distance of 617.07 feet; thence turn an angle of 126 degrees 18' to the left and in a Southeasterly direction a distance of 440.70 feet to a point on the center line tangent of a curve; thence 135 degrees 59' to the left and in a Northeasterly direction along said center line a distance of 70.0 feet to the point of intersection of said curve; thence 48 degrees 17' 30" to the right and in a Northeasterly direction along said center line a distance of 417.08 feet; thence 57 degrees 28' to left and in a Northerly direction 55.85 feet to point of beginning.

Minerals and mining rights excepted.

Said property is conveyed subject to right-of-way granted to Alabama Power Co., and shown of record in Deed Book 124, Page 493, and in Deed Book 214, Page 631 in the Probate Office of Shelby County, Alabama. Restrictions and limitations as shown in Deed Book 252, page 794 & 795.

The herein named Grantees assume and agree to pay the unpaid balance of that certain mortgage in favor of Levert G. Gravlee and Frances M. Gravlee recorded in mortgage book 308, page 552 in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY COUNTY
RECEIVED 12 PM FEB 12 1969
U.C.C. FILE POWER OF ATTORNEY
C.C. BK & PAGE AS SHOWN ABOVE
CONFIRMED
JUDGE OF PROBATE

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 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 10th day of February, 1969.

WITNESS:

(Seal) Barbara B. Bone (Seal)
(Seal) Robert W. Bone (Seal)
(Seal) (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of Feb, A. D., 1969.

J. L. Fletcher
Notary Public

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