

This instrument was prepared by

(Name).....

(Address).....

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,

money mortgage of \$7,000.

That in consideration of TWO THOUSAND DOLLARS and execution of purchase / DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

FRANCES WOODRUFF and husband, W. C. WOODRUFF

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

ROY L. GRANTHAM and wife, EVELYN GRANTHAM

(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:

PARCEL # 1 Begin at a point on the North line of the SW 1/4 of the NW 1/4, Sec. 29, Township 19, Range 1 East, which point is 165' W of the NE corner of said SW 1/4 of the NW 1/4; thence run South 264'; thence E 165' to the E line of said SW of the NW; thence S along the E line to the center line of the SW 1/4 of the NW 1/4; thence right angle W to the right of way of the power line of the Alabama Power Company; thence Northerly along said Alabama Power Company right of way line to the S line of the Florida Short Route Highway right of way thence Northeasterly along said right of way to a point which is 165' W of the E line of the NW 1/4 of the NW 1/4; thence S and parallel with the said E line to the point of beginning, containing 19.5 acres more or less in the W 1/2 of the NW 1/4 of Section 29.

PARCEL # 2 Begin at the intersection of the W line of the NW 1/4 of the N 1/4, S 29, T 19, R 1 E, with the S line of the Florida Short Route Highway right of way; run thence South along the 40 line to a point 265' South of the SE corner of the NW 1/4 of the NW 1/4 of Section 29, run thence W at a right angle 165'; thence N parallel with the E line of said 40 to the S line of the Highway right of way; thence Northeasterly to the point of beginning containing 5-2/3 acres, more or less, in the W 1/2 of the NW 1/4, Section 29.

EXCEPTED FROM THE ABOVE: Commence at the SE corner of the NW 1/4 of the NW 1/4 Section 29 and run N along the 40 acre line 400' to the point of beginning; thence turn an angle of 90° to the left and run 154.6' to a point; thence turn an angle of 58° right and run 543.5' to the South line of U.S. 280 (Florida Short Route); thence along the same East to the East line of said 40 acres; thence along the same South to the point of beginning.

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 ~~we~~ (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, have hereunto set our hand(s) and seal(s), this 18 day of July, 1969.

WITNESSES:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1969 JUL 25 AM 11:10
U.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Conec M. Butler
JUDGE OF PROBATE
(Seal)
(Seal)
(Seal)

Frances J. Woodruff
FRANCES WOODRUFF
W. C. Woodruff
W. C. WOODRUFF
(Seal)
(Seal)

General Acknowledgment

STATE OF ALABAMA
COUNTY

the undersigned,

hereby certify that Frances Woodruff and W. C. Woodruff
whose names 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 that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of July, A. D. 1969.

Stanley L. Pinner
Notary Public.
5/17/80