

This instrument was prepared by

(Name)

(Address)

Form 1-13 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 Six Hundred and no/100-----DOLLARS

and other good and valuable consideration

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

Warren C. Elmore and wife, Geneva Elmore

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

W. C. Woodruff and Frances Woodruff

(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:

Begin at the southeast corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 19, Range 1 East, and run thence north along the east line of said forty acres 615 feet; thence run west and parallel with the south line of said forty acres 495 feet; thence run south and parallel with the east line of said forty acres 615 feet to the south line thereof; thence run east along the south line of said forty acres 495 feet to the point of beginning, being 7 acres, more or less.

Also an easement described as commencing at the point where the center of a branch intersects the south line of the Florida Short Route Highway in the southerly portion of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 19, Range 1 East, the branch being situated on said Henry Hughes property and from said center line of branch, run along the south line of said Florida Short Route west a distance of 51 feet to the center line of a 25 foot easement, described as follows: Said center line begins as aforesaid and runs south 37 deg. 30 min. east 507 feet; thence south 5 deg. 30 min. west to a point where the same intersects the north line of the above described 7 acres; together with the right to have constructed an electric power line along the westerly side of said 25 foot easement from the point where said 25 foot easement intersects said power line so that the power line shall then run south and along said 25 foot easement until it intersects the north line of the above said 7 acres.

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 14th

day of July, 1969

STATE OF ALA. SHILOH CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1969 JUL 25 AM 11:09

U.C.C. FILE NUMBER OR
REG. BK. & PAGE AS SHOWN ABOVE
Cand. 10/2/69
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Warren C. Elmore (Seal)
Geneva Elmore (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Warren C. Elmore and wife, Geneva Elmore, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, A. D., 1969

Martha B. Joiner
Notary Public.