

USDA-FHA
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(9-14-72)

Position 5

This Instrument was Prepared by
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Attorneys at Law
P.O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

(For Transfer Cases) - Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

9608

THIS INDENTURE, made this 10 day of June, 19 77, between
Ronald S. Wood and wife, Peggy P. Wood

of Shelby County, State of Alabama, party(ies) of the first part, and
Larry Wayne Capps and Wanda B. Capps

of Shelby County, State of Alabama, parties of the second part;
WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to
them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof
is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain,
sell and convey unto the said parties of the second part, as joint tenants with the right of survivorship, the following

described land, lying and being in the County of Shelby, State of Alabama, to-wit:
A parcel of land situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21, Range 1 East,
Shelby County, Alabama, more particularly described as follows: Commence at the SW
corner of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 10 and run thence in a Northerly direction
along the Western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 500 feet, to a point;
thence turn to the right and run in an Easterly direction parallel with the Southern
boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 1020.00 feet, more or less, to a point on the West right of
way line of paved county highway and the point of beginning of parcel herein conveyed;
thence turn to the right and run in a Southwesterly direction along the right of way of
said road a distance of 210 feet to a point; thence turn to the right and run in a
Westerly direction parallel with the Southern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance
of 210 feet to a point; thence turn to the right and run in a Northeasterly direction
parallel with the Western right of way line of said road a distance of 210 feet, more or
less, to a point on the Northern Boundary of the South 500 feet of said $\frac{1}{4}$ - $\frac{1}{4}$ Section;
thence turn to the right and run in an Easterly direction a distance of 210 feet, more
or less, to the point of beginning.

The above-described land is subject to the following described mortgage(s):

1. That certain mortgage to the United States of America executed by Ronald S. Wood and wife,
Peggy P. Wood dated the 5 day of August,
19 75, and recorded in Mortgage Book 347, at Page 749, in the Office of the Judge of Probate of
Shelby County, Alabama:

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and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD to said parties of the second part, 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 the said party(ies) of the first part does (do) for _____ themselves _____ and for

_____ their _____ heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of

them that _____ they _____ xix (are) lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth; that _____ they _____ xix (have) a good

right to sell and convey the same as aforesaid; that _____ they _____ will, and _____ their _____ heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set _____ their _____ hand(s) and seal(s), the day and year first above written.

Ronald S. Wood (LS)
Ronald S. Wood

Peggy P. Wood (LS)
Peggy P. Wood

STATE OF ALABAMA

COUNTY OF SHELBY

I, Martha B. Joiner, a Notary Public in and for said County and State, do hereby certify that Ronald S. Wood and wife, Peggy P. Wood whose name(s) is (are) signed to the foregoing conveyance and who is (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 seal this 10 day of June, 19 77

Martha B. Joiner
Notary Public

(SEAL)

My Commission Expires 9/25/80 STATE OF ALA. SHELBY CO. CERTIFY THIS INSTRUMENT WAS FILED

1977 JUN 10 PM 4:06

Deed 28.00
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Fee 3.00
Deed 1.00

19770610000057090 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/10/1977 12:00:00AM FILED/CERT