



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Bldg., Birmingham, Alabama



19790103000001100 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/03/1979 12:00:00AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ~~---Thirty-eight Thousand Nine Hundred and no/100 (\$38,900.00)---~~ DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nancy B. Watts Woodall and husband, John W. Woodall

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

Michael Ray Carter and wife, Sharon L. Carter

(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:

From the NE corner of the NE 1/4 of SE 1/4 of Section 34, Twp. 20 South, Range 3 West, run Westerly along the North boundary line of said 1/4-1/4 section for 325 feet to the point of beginning of the land herein described; thence continue Westerly along the North boundary line of 1/4-1/4 Section for 100.0 ft. thence turn an angle of 91 deg. 13' 39" to the left and run Southerly 200.0 feet; thence turn an angle of 88 deg. 46' 21" to the left and run Easterly 100.0 ft. thence turn an angle of 91 deg. 13' 39" to the left and run Northerly 200.0 ft. to the point of beginning, being a part of the NE 1/4 of SE 14/ of Section 34, Township 20 South, Range 3 West, and being 0.459 acres, more or less. Minerals and mining rights excepted. Situated in the Town of Alabaster Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Restrictive covenants in Deed Book 262, page 461.
3. Right of way for public road to Shelby County, in Deed Book 186, page 531
4. Transmission line permits to Ala. Power Co. in Deed Book 129, page 34, Deed Book 178, page 280 and in Deed Book 188, page 544 in said Probate Office.
5. Mineral and mining rights in Deed Book 48, page 461 in said Probate Office.

\$36,950.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The undersigned Nancy B. Watts Woodall is one and the same person as Nancy B. Watts the record titleholder.

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 22nd day of December 1978, 19.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED (Seal)

1979 JAN 13 AM 10:09 (Seal)

Thomas L. Foster, Jr. (Seal)
JUDGE OF PROBATE

Nancy B. Watts Woodall (Seal)
Nancy B. Watts Woodall

John W. Woodall (Seal)
John W. Woodall

STATE OF ALABAMA
JEFFERSON COUNTY

Deed 2.00
Recy 1.50
Sub. 1.00
4.50

Dec 2079 - 387-37
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy B. Watts Woodall and husband, John W. Woodall whose names are signed to the foregoing conveyance, and where 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 un hand and official seal this 22nd

December

4 78
A. D., 19