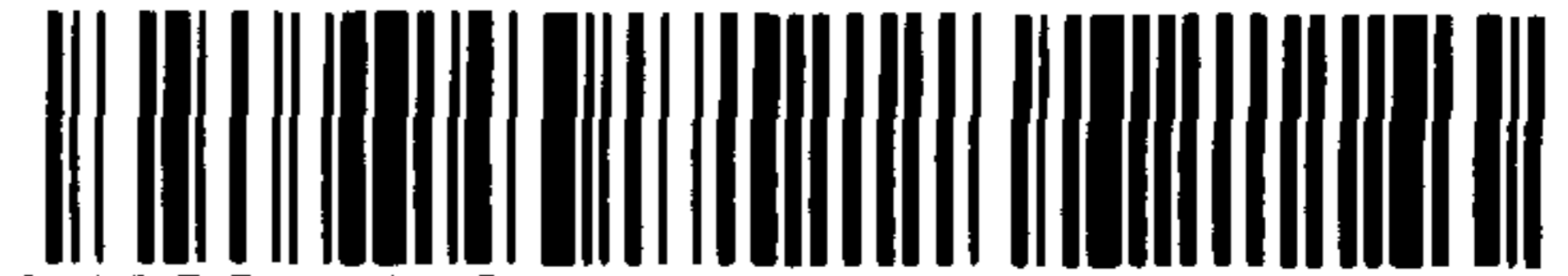


This instrument was prepared by

(Name) Harold H. Goings

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Shelby Cnty Judge of Probate, AL  
06/14/1979 12:00:00AM FILED/CERT

(Address) 1933 Montgomery Highway, Birmingham, Alabama

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 }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Nine Thousand Six Hundred Fifty and No/100----- DOLLARS

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,

Joseph P. Sanders, Jr. and wife, Helen G. Sanders

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

Tom Milton Wood and wife, Joyce 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:

Lot 2, in Block 1, Indian Crest Estates, Second Sector, according to Map recorded in Map Book 5, Page 42, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama. Minerals and mining rights excepted.

Subject to:

1. Taxes for the current year.
2. Restrictive covenants and conditions recorded in Deed Book 256, Page 597, in said Probate Office.
3. 50 foot building setback line from Indian Crest Trail.
4. Utility easements as shown on recorded map of said subdivision.
5. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.
6. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

BOOK 320 PAGE 101

And as further consideration the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage executed by the Grantors herein to Birmingham Federal Savings and Loan Association, recorded in Mortgage Book 324, Page 11, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness secured thereby.

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 1st day of June, 1979

WITNESS:

\_\_\_\_\_  
(Seal) Joseph P. Sanders, Jr. (Seal)

\_\_\_\_\_  
(Seal) Helen G. Sanders (Seal)

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

Sum. 60.00  
Rec. 1.50  
Ind. 1.00  
62.50

STATE OF ALABAMA }  
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph P. Sanders, Jr. and wife, Helen G. Sanders 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 1st day of June, A. D. 1979.

CORLEY, MONCUS, HALBROOKS & GOINGS, ATTORNEYS  
1933 MONTGOMERY HIGHWAY  
BIRMINGHAM, ALABAMA 35209

*[Signature]*  
Notary Public.