

STATE OF ALABAMA)

SHELBY COUNTY)

14
19800527000057170 Pg 1/4 .00
Shelby Cnty Judge of Probate, AL
05/27/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED

(Jointly for Life with Remainder to Survivor)

KNOW ALL MEN BY THESE PRESENTS, that WHEREAS the under-
signed William Clarence Woodruff is the duly appointed legal
guardian of Sarah Sinclair, a non compos mentis; and WHEREAS
the said Sarah Sinclair and Frances J. Woodruff, who is the
wife of the said William Clarence Woodruff, are the record title
owners of the hereinbelow described real property, with each
owning an undivided one-half interest therein; and WHEREAS by
decree rendered on the 27th day of May, 1980,
by the Circuit Court of Shelby County, Equity Division, in case
number CV79-305E, the sale of the said Sarah Sinclair's right,
title and interest in and to the hereinbelow described realty
to Randy D. Britt for the total purchase price of \$35,000.00,
in which the said non compos mentis shall share in accordance
with her interest in said realty, was in all respects ratified,
confirmed and approved; and WHEREAS by the terms of said sale,
so approved by the Court, \$10,150.00 is payable in cash, with
the remaining sum of \$24,850.00 being secured by a purchase-money
mortgage and note payable in accordance with the terms and con-
ditions thereof; and WHEREAS the undersigned William Clarence
Woodruff, as said legal guardian, was authorized and directed by
said decree to join with his said wife, Frances J. Woodruff, in the
execution of a deed conveying the entire title in fee simple
absolute in and to said realty to the said Randy D. Britt upon his
payment of the said sum of \$10,150.00 and execution of said
purchase-money mortgage and note;

NOW, THEREFORE, in consideration of the premises and of the
sum of Ten Thousand One Hundred Fifty Dollars (\$10,150.00) cash,
and other good and valuable consideration, in hand paid by the
said Randy D. Britt in accordance with said decree, the receipt
of which is hereby acknowledged, the undersigned William Clarence
Woodruff, individually and as legal guardian of Sarah Sinclair,

Randy D. Britt
12 Alabama Heights Rd.
Shelby Co. 35143

a non compos mentis, acting under the authority and decree of said Court above referred to and pursuant thereto, and the undersigned Frances J. Woodruff, individually, do hereby grant, bargain, sell and convey unto Randy D. Britt and wife, Jenny P. Britt, (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 Southwest corner of the NW 1/4 of the NW 1/4 of Sec. 32, T-18-S, R-1-E, thence run North along the East line of said 1/4 1/4 Section a distance of 1169.04 feet to the Southeast right-of-way line of Shelby County Hwy. No 43; thence turn an angle of 39 deg. 04 min. to the right and run along said R/W line a distance of 79.33 feet; thence turn an angle of 140 deg. 56 min to the right and run a distance of 556.92 feet; thence turn an angle of 123 deg. 50 min. 15 sec. to the left and run a distance of 532.22 feet; thence turn an angle of 107 deg. 01 min. 21 sec. to the right and run a distance of 637.50 feet; thence turn an angle of 68 deg. 06 min. 33 sec. to the right and run a distance of 151.16 feet; thence turn an angle of 13 deg. 22 min. 44 sec. to the right and run a distance of 619.88 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4 Sec. 32, T-18-S, R-1-E, and containing 10.00 acres.

Minerals and mining rights excepted.

Subject to current year ad valorem taxes which the Grantees herein hereby assume and promise and agree to pay.

As part and parcel of the consideration for this conveyance the Grantees herein are executing contemporaneously herewith to the Grantors herein a purchase-money mortgage in the amount of \$24,850.00 to secure the balance due on the purchase price for the above described realty.

In further consideration for this conveyance the Grantees herein hereby covenant and agree with and unto the Grantors herein, their heirs or assigns, that the Grantees never shall fill-in or permanently cover the dug well located near the Northeast corner of the above described realty, and shall permit the Grantors, their heirs or assigns, always to have access to the waters of said well, which covenant shall run with the land as a perpetual easement in favor of the Grantors, their heirs or assigns.

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.

I, the said Frances J. Woodruff, individually, and I, the said William Clarence Woodruff, individually, but not in my capacity as said legal guardian, do for ourselves and for our heirs, executors, and administrators covenant with the said Randy D. Britt and wife, Jenny P. Britt, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals on this the 27th day of May, 1980.

Witnessed by:

Walter Cornelius William Clarence Woodruff (SEAL)
William Clarence Woodruff
individually and as Guardian
of Sarah Sinclair, a non compos
mentis

Walter Cornelius Frances J. Woodruff (SEAL)
Frances J. Woodruff

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I, Walter Cornelius, a Notary Public in and for said County, in said State, hereby certify that William Clarence Woodruff and wife, Frances J. Woodruff, whose names are signed to the foregoing conveyance individually, and the said William Clarence Woodruff, who also signed said conveyance in his capacity as legal guardian of Sarah Sinclair, a non compos mentis, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily in their said respective capacities on the day the same bears date.

Given under my hand and official seal this 27th day of May, 1980.

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See Ptg. 402-953
Dec & Tax - 1050
Rec. 600
Ind. 100
17-50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 MAY 27 PM 3:56
Walter C. Cornelius, Jr.
JUDGE OF PROBATE

Walter Cornelius
NOTARY PUBLIC

My Commission Expires: 5-20-1984

This instrument was prepared by Walter Cornelius, Attorney at Law,
414 Woodward Building, Birmingham, Alabama 35203, Telephone 322-7618