

This instrument prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

235-

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty thousand five hundred fifty seven and 52/100 (\$30,557.52) DOLLARS and the assumption of the mortgage recorded in Volume 362, page 780, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frederick Edward Wideman and wife, Mary Jo Wideman (herein referred to as grantors) do grant, bargain, sell and convey unto

Don Woodruff and June 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:

Unit 153 in Cambrian Wood Condominium, By Laws and Amendments thereto as established by Declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Book 12, page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344, in said Probate Office, together with an undivided interest in the common elements as set forth in said declaration.

Subject to taxes for 1981.

Subject to easements and terms and conditions of Declaration of Condominium of record.

19810109000002610 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/09/1981 00:00:00 FILED/CERTIFIED

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By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

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 ~~we~~ we do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 30th day of December, 1980

WITNESS:
1981 JAN -9 AM 9:43
Thomas A. ... (Seal)
... (Seal)

Frederick Edward Wideman (Seal)
FREDERICK EDWARD WIDEMAN
Mary Jo Wideman (Seal)
MARY JO WIDEMAN

FLORIDA
STATE OF ~~ALABAMA~~
Madison COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frederick Edward Wideman and wife, Mary Jo Wideman whose name s 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 30th day of December, A. D., 1980
Donald S. ...
NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXPIRES MAR 24 1981