

This instrument was prepared by

ENGEL MORTGAGE COMPANY, INC.

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

P.O. Box 847

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

Birmingham, Alabama 35201

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-ONE THOUSAND TWO HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor, Fulton Construction Company, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOHN A. WOOD AND WIFE, MARY G. 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:

A parcel of land located in Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 36; thence North 85 degrees East, 2010 feet to the center of the right-of-way line of L & N Railroad; thence along same, North 23 degrees 30 minutes West, 2985 feet; thence South 85 degrees West, a distance of 358.0 feet to the point of Beginning of the parcel herein described; thence continue in the same direction, South 85 degrees West, a distance of 197.0 feet to a point; thence South 2 degrees 30 minutes East and parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section (measured 82 degrees 21 minutes 05 seconds left), a distance of 221.0 feet (measured 214.19 feet) to a point; thence Easterly and parallel with the North line of said parcel of land (measured 95 degrees 41 minutes 35 seconds left, said line not being parallel with said North line), a distance of 197.0 feet (measured 197.78 feet) to a point; thence Northerly and parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section (measured 84 degrees 18 minutes 25 seconds left), a distance of 221.0 feet to the Point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981.
2. Rights of way of record.

19810202000011150 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/02/1981 00:00:00 FILED/CERTIFIED

\$44,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert E. Fulton, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of January, 1981.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
Secretary

FULTON CONSTRUCTION COMPANY, INC.

By: [Signature] Its President

1981 FEB -2 AM 9:16

STATE OF ALABAMA
COUNTY OF SHELBY

NOTARY PUBLIC

I, the undersigned, ROBERT E. FULTON, a Notary Public in and for said County in said State, hereby certify that whose name as President of FULTON CONSTRUCTION COMPANY, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 26th day of January,

1981.

Notary Public