

This instrument prepared by

(Name) Walter Cornelius, Attorney at Law

(Address) 414 Woodward Building, Birmingham, Alabama 35203

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 (\$5,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frances J. Woodruff and husband, William Clarence Woodruff,

(herein referred to as grantors) do grant, bargain, sell and convey unto Mackie R. West and Jean A. Henry

(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 being the East 5 acres of the West 15 acres of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 East, more particularly described as follows: Beginning at the SE corner of said forty and running West along the South boundary line approximately 275 yards to the SW corner of 25 acres formerly owned by F.A. McElroy Estates for a beginning point; thence run North approximately 1320 feet to the South boundary of said Highway (U.S.#91) right-of-way; thence Southwest along South boundary of said Highway right-of-way approximately 165 feet; thence South to the South line of said 40 acres; thence East along said South line 165 feet to point of beginning. Situated in Shelby County, Alabama.

Subject to all transmission line permits to Alabama Power Company, and to all easements, restrictions, set-back-lines, and zoning ordinances of record, and to current year ad valorem taxes, which the Grantees herein hereby assume and promise and agree to pay. Subject also to Right-of-Way deed to Shelby County recorded in Deed Book 95, Page 503, Probate Office of Shelby County, Alabama.

No warranties of any kind are made herein in regard to the condition of the dwelling house on the above described realty, which dwelling house, and the appurtenances thereto, are sold absolutely "as is".

The above named William Clarence Woodruff has no title in and to the above described realty, and joins herein only to comply with the laws and statutes of the State of Alabama pertaining to conveyances of realty by a married woman.

The balance of \$32,500.00 due on the purchase price of the above described realty is secured by a purchase-money mortgage executed contemporaneously herewith.

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 June, 1982

WITNESS:

Walter Cornelius (Seal)

Frances J. Woodruff (Seal)

William Clarence Woodruff (Seal)

1982 JUN 25 PM 1:51

STATE OF ALABAMA Shelby COUNTY

General Acknowledgment

I, Walter Cornelius, a Notary Public in and for said County, in said State, hereby certify that Frances J. Woodruff and husband, William Clarence Woodruff, 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 22nd day of June, 1982. My Commission Expires: 6-20-1984

Notary Public

At. 1 Box 191, Stett, Ala. 35147