

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER 710

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five hundred and no/100 Dollars ----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Rosa Woodruff, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Geraldine Browder

691 Brussel Circle, Birmingham, Al. 35212

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

North 1/2 of NE 1/4 of SW 1/4 of NE 1/4 of Section 17, Township 22 South, Range 1 East.

It is the intention for grantor to convey to grantee all property which she owns in the SW 1/4 of NE 1/4 of said Section 17 whether correctly described herein or not. Grantor is the widow and sole heir of Joe Woodruff who died without leaving a last will and testament more than five years prior to the date hereof; that the said Joe Woodruff never had any children, was predeceased by his mother and father and was not survived by any brothers and sisters or children of deceased brothers and sisters; that the said Joe Woodruff was the sole heir of Rosa Harkins who died more than 20 years ago without leaving a last will and testament and without being survived by any children, mother or father, or brothers and sisters or children of deceased brothers and sisters with the exception of the said Joe Woodruff, who was her only nephew.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set MY hands(s) and seal(s), this 15th day of June, 1983

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

NOTARY PUBLIC

Acct. fee \$2.00  
Rec 1.50  
(Seal) 1.50

Rosa Woodruff

(Seal)

1983 JUN 15 PM 2:35

(Seal)

(Seal)

Judge of Probate

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rosa Woodruff, a widow whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, A. D., 1983

Sarah Jackson

Notary Public.

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