

Fletcher Woods, Jr.
2815 Old Hickory Trail
Birmingham, AL 35243

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THIS INSTRUMENT PREPARED BY:

Robert R. Sexton

1600 City Federal Building
Birmingham, Alabama 35203

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Ninety Two Thousand Three Hundred Ninety Seven and 74/100-----DOLLARS
(\$92,397.74)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Robert H. Depew and wife, Pamela Depew

(herein referred to as grantors) do grant, bargain, sell and convey unto

Fletcher L. Woods, Jr. and wife, Brenda J. Woods

(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:

Lot 16, in Block 2, according to the Amended Survey of Awtrey and Scott Addition to Altadena South, as recorded in Map Book 5, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

Ad valorem taxes due October 1, 1984.

35 foot building set back line and easements as shown by record plat.

Easements to Alabama Power Company in Deed Volume 187, page 377.

Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Volume 279, page 57.

Restrictions, conditions and limitations in Misc. Volume 3, page 468 and Misc. Volume 3, page 873.

\$82,897.74 of the purchase price recited above was paid from a first and second mortgage executed simultaneously herewith delivery of this deed.

BOOK 353 PAGE 698

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:

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 and seals, this 1st day of March, 1984

WITNESS:

Margaret D. DeMerchant
Edgar Murphy
SHELBY CO.
I CERTIFY THIS

Robert H. Depew

Pamela Depew

State of MICHIGAN

Oakland

COUNTY

1984 MAR -6 AM 9:38
General Acknowledgement
JUDGE OF PROBATE

Deed Tax 9.50
Rec 1.50
Jud 1.00
12.00

I, the undersigned hereby certify that Robert H. Depew and wife, Pamela Depew whose name 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 executed the same voluntarily on the day the same bears date.

, a Notary Public in and for said County, in said State,

are

Given under my hand and official seal this 1st day of March A. D., 1984

Form 3091

Barnett Jingle

MARGARET D. DeMERCHANT
Notary Public, Oakland County, Michigan
My Commission Expires December 1, 1985