

This instrument was prepared by 179
James H. Miller, III
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Post Office Box 306
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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN and NO/100 (\$10.00) Dollars and other good and valuable DOLLARS
consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARK J. WOOD and spouse, JULIA CHEAPE WOOD (formerly Julia S. Cheape)

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

MARK J. WOOD and spouse, JULIA CHEAPE WOOD

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 35, according to the survey of Meadow Brook, 9th Sector, as recorded in Map Book 8,
Page 150, in the Probate Office of Shelby County, Alabama.

This property is conveyed subject to the following:

Taxes for 1984 and subsequent years. 1984 taxes are a lien, but not due and payable
until October 1, 1984.

Restrictive covenants and conditions recorded in Misc. Book 52, Page 542, in the Probate
Office of Shelby County in Alabama.

Restrictions as shown on recorded map of said subdivision.

35 foot building set back line from Skylark Drive as shown on recorded map.

10 foot utility easement over the Northwest and Southeast sides of said lot and 15 foot
utility easement over the Southwest side of said lot as shown on recorded map.

Permit to Alabama Power Company as recorded in Deed Book 353, Page 975.

This Deed is executed for the purpose of changing the estate vested in the grantors from
that received by them in the Deed recorded at Book 354, Page 260 in which the grantor
was Lee R. Brown and the grantees were Mark J. Wood and Julia S. Cheape, individuals. By
executing this deed the grantors herein do solemnly swear and affirm that on the 26th day
of May, 1984 in the County of Morgan, State of Alabama, they were lawfully joined as man
and wife. The Julia S. Cheape identified in the deed recorded at Book 354, Page 260 and
who is a grantor in this deed is the same Julia Cheape Wood who is the grantee herein.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 other-
wise 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 27th

day of September, 19 84

WITNESS:

1984 OCT -2 PM 3:39
deed 204 .50
Pc 2.50
Bnd 1.00
4.00
(Seal)
(Seal)
(Seal)

Mark J. Wood (Seal)
Julia Cheape Wood (Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, JAMES H. MILLER, III, a Notary Public in and for said County, in said State,
hereby certify that MARK J. WOOD and spouse, JULIA CHEAPE WOOD
whose name 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 27th day of September A. D., 19 84

Form 31-A

MY COMMISSION EXPIRES MARCH 23, 1986

Notary Public