

This instrument was prepared by

237

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35706

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 Seventy-five thousand and no/100 (\$ 75,000.00) DOLLARS

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

Gkika J. Morgan, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jeffrey R. Woodruff and Darlene Woodruff

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby
County, Alabama to-wit:

See attached legal description.

Less and except that part of subject property that lies within the road.

Subject to taxes for 1985.

Subject to easement for Alabama Power line as shown by survey.

\$ 70,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for my (us) (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 hand(s) and seal(s), this 31st day of January, 19 85

WITNESS:

(Seal)

(Seal)

(Seal)

Gkika J. Morgan
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Gkika J. Morgan, a single man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, A. D. 19 85
Larry L. Halcomb
Form 31-A
Larry L. Halcomb
Notary Public.

My Commission Expires 1/23/86

A part of the NE 1/4 of the SE 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the Northwest corner of the NE 1/4 of the SE 1/4 of said Section 25 and run East along North line of said Quarter-Quarter Section 271.0 feet; thence turn an angle right of 70 deg. 49 min. 30 sec. and run Southeasterly 695.24 feet to the centerline of existing dirt road; thence turn an angle right of 69 deg. 26 min. and run Southwesterly along said road 184 deg. 03 min. to a point of curve to the right (said curve having a central angle of 17 deg. 22 min. and a radius of 573.68 feet) thence run along the arc of said curve in a Southwesterly direction 173.88 feet to point of tangent; thence continue along said tangent and along centerline of existing road 149.63 feet; thence turn an angle right of 107 deg. 57 min. 30 sec. and run North along the West line of said Quarter-Quarter Section 923.38 feet to the point of beginning; being situated in Shelby County, Alabama. Less and except right of way for existing road.

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STATE OF ALA. SHELBY CO.
 I CERTIFY THAT THIS
 INSTRUMENT WAS FILED

1985 FEB -6 AM 9:14

JUDGE OF THE COURT

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		5.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	11.00