

This instrument was prepared by

(Name) Nancy McKay 877

(Address) Wylam, Al.

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 \$3,700.00 Three Thousand Seven Hundred Dollars DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Carl J. & Lucy N. Bailey

(herein referred to as grantors) do grant, bargain, sell and convey unto James F. Woodruff and Frankie W.

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

Shelby County, Alabama to-wit:

New Lot

A parcel of land in the SE1/4, Sec 11, Twp. 24-N, R-13-E, Shelby County, Alabama, described as follows: From the SE corner of Sec. 11, run West along the south section line 1433.3 feet; thence run northerly 1268.2 feet to a point on the south R.O.W. line of Co. Rd. No. 202; thence run westerly along said R.O.W. line 563 feet to the P.O.B. of subject lot; from said point, continue along said road R.O.W. line 105 feet; thence southerly and parallel to George Woodruff fence line 630 feet; thence easterly and parallel to said road margin for 105 feet; thence northerly 630 feet to the P.O.B., containing 1 1/2 acre, more or less.

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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 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 18 day of March, 1985

WITNESS:

Rich. O. Lehman STATE DEPT. SHELBY CO. Carl J. Bailey (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED Lucy N. Bailey (Seal)
Deed Tax 4.00
Rec 2.50
Ind 1.00 1985 MAR 18 AM 11:04 (Seal)
7.50

STATE OF ALABAMA

Shelby COUNTY

Thomas C. Henderson, Jr.
JUDGE OF THE EASE General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CARL J. BAILEY AND LUCY N. BAILEY whose name S 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of March, A. D., 1985