

(Name) Donald Hugh Jones, Attorney
 (Address) 1401 City Federal Building
Birmingham, AL 35203

Form 1-1-8 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Thousand and no/100----- DOLLARS
 and a Purchase Money Mortgage recited below

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

CLYDE D. WOOD, JR. AND FAY B. WOOD (husband and wife)

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

E. L. BRANDON AND SHEILA G. BRANDON

(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 No. 28 in Shelby Shores, First Addition, according to map of said Shelby Shores, First Addition, recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 29.

Less and except any minerals and mining rights not owned by the Grantors, and subject to easements, restrictions and limitations of record which attach to and run with the land.

Subject to a Purchase Money Mortgage to Clyde D. Wood, Jr. and Fay B. Wood in the amount \$46,500.00 executed simultaneously herewith.

Subject to general and special taxes for the year 1985, which said taxes are not due and payable until October 1, 1985.

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>20.00</u>
Mineral Tax		_____
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>23.50</u>

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

1985 JUL -8 AM 10:50

Thomas H. Jones, Jr.
 JUDGE OF PROBATE

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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, 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 28th day of JUNE, 19 85.

WITNESS



(Seal)

(Seal)

(Seal)

Clyde D. Wood, Jr. (Seal)
 Clyde D. Wood, Jr.
Fay B. Wood (Seal)
 Fay B. Wood

(Seal)

STATE OF ALABAMA }
 Shelby COUNTY }

General Acknowledgment

I, DONALD HUGH JONES, a Notary Public in and for said County, in said State, hereby certify that Clyde D. Wood, Jr. and Fay B. Wood whose names 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 28th day of JUNE, A. D., 19 85

Donald Hugh Jones
 Notary Public.
 MY COMMISSION EXPIRES 7-13-88