

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Ervin L. Aured

(Address) 423 Golf Drive  
Birmingham, Alabama 35226

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND AND NO/100 (\$13,000.00) ----- DOLLARS

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

Alan B. Woodall, a single man

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

Ervin L. Aured and wife, Joan C. Aured

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

Shelby

County, Alabama to-wit:

Part of PARCEL 15 B-1 of a Resurvey of Parcel 15-B of TRACT FIFTEEN SUBDIVISION, as recorded in Map Book 11, page 38, in the Probate Office of Shelby County, Alabama, described as follows: Commence at the NE corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 2, Township 21 South, Range 2 West, said  $\frac{1}{4}$ - $\frac{1}{4}$  corner being the NW corner of said PARCEL 15 B-1; thence run South 52 deg. 17' West a distance of 369.46 feet along a NW line of said PARCEL 15 B-1; thence turn 26 deg. 36' left and run Southwesterly along a NW line of said PARCEL 15 B-1 a distance of 381.88 feet to the point of beginning; thence turn 115 deg. 47' 43" left and run Easterly 574.00 feet to a point on the Westerly right of way line of Shelby County Road #331, being the Easterly line of said PARCEL 15 B-1; thence turn right and run Southerly along said road right of way line to the point of intersection of said road right of way line with the East line of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 2; thence turn right and run Northerly along said  $\frac{1}{4}$ - $\frac{1}{4}$  Section line and along the West line of said PARCEL 15 B-1 a distance of 408.89 feet to the SE corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 2; thence 0 deg. 03' 28" right and along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 422.72 feet; thence turn 88 deg. 36' 31" left and run Westerly 595.06 feet; thence turn 113 deg. 19' right and run Northeasterly 350.00 to the point of beginning. According to survey of M.D. Arrington, Reg. No. 10686, dated Sept. 29, 1987. SUBJECT TO THE FOLLOWING:

1. Taxes for 1987 and subsequent years. 1987 taxes are a lien but not due and payable until October 1, 1987.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in deed recorded in Real Record 150, page 761, in Probate Office.
3. Subject to 60-foot wide access road as shown in deed recorded in Real Record 150, page 761, and rights of other parties in and to the use of said road.(CONTINUED ON BACK)

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, I have hereunto set my hand(s) and seal(s), this 13th

day of October, 19 87

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Alan B. Woodall (Seal)  
Alan B. Woodall (Seal)

STATE OF ALABAMA  
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Alan B. Woodall, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of October, A. D., 19 87

Return to:  
L.E. H. 7

Peggy J. Letson  
Notary Public

Notary Public

4. No. trailers or mobile homes to be placed on the property.
5. Property to be used solely for residential purposes with minimum square footage of residence to be no less than 1500 square feet.
6. No buildings within 50 feet of Northern boundary line, being also the common boundary line of Grantor.
7. No farm animals - horses only.

SIGNED FOR IDENTIFICATION:

Alan B. Woodall  
Alan B. Woodall

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

1987 OCT 13 PM 2:59

Thomas A. Shurden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 13.00
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	19.00

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RETURN TO

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.