

This deed was prepared without benefit of title examination or survey

THIS INSTRUMENT PREPARED BY:
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Attorney at Law
1129 Forestdale Blvd.
Birmingham, Alabama 35214

871

SEND TAX NOTICE TO
Roy Wood
✓ 129 Rock School Rd.
Harpersville, Al 35078

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS)

JEFFERSON COUNTY)

That in consideration of Eighteen Thousand and no/100 Dollars (\$18,000.00) to the undersigned grantor(s) Fred W. Wood, Mary D. Wood, Jerry Earl Wood, and Patsy Kay Wood in hand paid by Roy Wood and Earline Wood, (hereinafter referred to as Grantee(s), the receipt whereof is hereby acknowledged, the said Fred W. Wood, and wife, Mary D. Wood, and Jerry Earl Wood, and wife, Patsy Kay Wood, and Fred W. Wood, executor of the estate of Mildred Earl Wood, deceased do grant, bargain, sell and convey unto the said Roy Wood and Earline Wood for and during their joint lives and upon the death of either of them, then to the survivor thereof in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

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A lot in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 13, T-24-N, R-15-E, described as follows: Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec.13, T-24-N, R-15-E, St. Stephens Meridian; thence run north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 212.79 feet; thence turn an angle of 79 deg. 00 min. to the left and run a distance of 302.48 feet to a point on the east r/w line of Shelby County Hwy. No. 71; thence turn an angle of 50 deg. 36 min. to the left and run along said Hwy. r/w a distance of 56.70 feet; thence turn an angle of 49 deg. 05 min. to the left and run a distance of 112.33 feet to the point of beginning; thence turn an angle of 59 deg. 00 min. to the left and run a distance of 56.49 feet; thence turn an angle of 96 deg. 37 min. to the right and run a distance of 32.40 feet; thence turn right and run a distance of 60 feet, more or less, to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 13, T-24-N, R-15-E, Shelby County, Alabama.

Also:

A lot in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Sec. 13, T-24-N, R-15-E, described as follows: Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 13, T-24-N, R-15-E, St. Stephens Meridian; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 212.79 feet; thence turn an angle of 79 deg. 00 min. to the left and run a distance of 174.13 feet to the point of beginning; thence continue in the same direction a distance of 128.35 feet to a point of the East r/w line of Shelby County Hwy. No. 71; thence turn an angle of 50 deg. 36 min. to the left and run along said Hwy. r/w a distance of 56.70 feet; thence turn an angle of 49 deg. 05 min. to the left and run a distance of 112.33 feet; thence turn an angle of 59 deg. 00 min. to the left and run a distance of 56.49 feet; thence turn an angle of 83 deg. 23 min. to the left and run a distance of 198.18 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 13, T-24-N, R-15-E, Shelby County, Alabama.

Also:

The right of ingress and egress over and along the existing road leading to the Etress Fish Camp, along with launching rights at the boat launch at said Camp and also the right to erect a pier on grantors land immediately south of the above described land. Grantee also has the right to use the well located on grantors property, with the understanding grantees will bear any expenses in connection with the upkeep of the pump and lines so long as they use the same.

The grantors herein are the legatees and distributees named in the will of Mildred Earl Wood, deceased, having died on or about February 5, 1987. Mildred Earl Wood, Mildred Wood, and Mildred E. Wood was the same person. Title to subject property was acquired by deeds recorded in Book 293 page 735 and Book 322 page 914. The grantees in said deeds are deceased. Fred J. Wood, one of the grantees in said deeds, having predeceased the other grantee, Mildred Earl Wood. Fred J. Wood died on or about August 13, 1984.

TO HAVE AND TO HOLD, to the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal on this the 8th day of July, 1988.

Fred W. Wood
Fred W. Wood

Mary D. Wood
Mary D. Wood

Jerry Earl Wood
Jerry Earl Wood

Patsy Kay Wood
Patsy Kay Wood

Fred W. Wood
Fred W. Wood, Executor of the
Estate of Mildred Earl Wood, deceased

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STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON))

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Fred W. Wood, Mary D. Wood, Jerry Earl Wood, and Patsy Kay 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, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 8th day of July, 1988.

Perry C. Jellison
Notary Public

STATE OF ALABAMA)

Representative Acknowledgment

COUNTY OF JEFFERSON))

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Fred W. Wood, whose name as executor of the Estate of Mildred Earl Wood, deceased, 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, in his capacity as such executor executed the same voluntarily on the day the same bears date.

Perry C. Jellison
Notary Public

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1. Deed Tax	\$	<u>18.00</u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>2.00</u>
TOTAL		<u>27.50</u>

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
88 JUL 14 AM 11:44
JUDGE OF PROBATE