

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Jeff A. Wood

name

3016 Riverwood Terrace

address

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY ONE THOUSAND AND NO/100----- DOLLARS (\$81,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Jayne B. Autry and husband, Thomas F. Autry

(herein referred to as grantors) do grant, bargain, sell and convey unto Jeff A. Wood and wife, Cynthia J. Wood

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

Shelby County, Alabama to-wit:

Lot E, in Block 9, according to the amended map of Riverwood, 7th Sector, as recorded in Map Book 9, Page 81, in the Probate Office of Shelby County, Alabama, together with an undivided 1/106 interest in the common area for each lot as set forth in Declaration recorded in Misc. Book 39, Page 880.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 80,930.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1994-28332

09/16/1994-28332
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SHA 9.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 14th day of September, 19 94.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that Jayne B. Autry and husband, Thomas F. Autry, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September A.D., 19 94

Lamar Ham

Notary Public