

SEND TAX NOTICE TO:

(Name) James R. Woods

(Address) 565 Hwy 333
Columbiana Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P O Box 822

(Address) Columbiana, AL 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 FORTY FIVE THOUSAND and no/100-----(\$45,000.00) DOLLARS

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

MARGARET A. FENN, single woman

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

JAMES R. WOODS, an unmarried man,

CARRIE JO CAIN, an unmarried woman,

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

Shelby

County, Alabama to-wit:

A parcel of land located in the SE 1/4 of the SE 1/4 and the NE 1/4 of SE 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Section 15; thence in a Northerly direction, along the East line of said Section 15, a distance of 1139.44 feet to a point on the centerline of Shelby County Highway No. 333; thence 87 degrees 34 minutes 40 seconds left in a Northwesterly direction, a distance of 367.92 feet; thence 23 degrees 28 minutes 55 seconds right in a Northwesterly direction a distance of 738.07 feet to an existing iron on the Southwesterly side of said Shelby County Highway No. 333, said point being the point of beginning; thence 4 degrees 51 minutes 03 seconds left in a Northwesterly direction along the Southwesterly side of said County Highway a distance of 149.59 feet (150 feet - Deed) to an existing iron; thence 115 degrees 17 minutes 06 seconds left in a Southeasterly direction a distance of 509.90 feet to an existing iron; thence 97 degrees 37 minutes 52 seconds left in a Northeasterly direction a distance of 126.16 feet to an existing iron; thence 82 degrees 22 minutes 08 seconds left in a Northwesterly direction a distance of 295.00 feet; thence 90 degrees right in a Northeasterly direction a distance of 10.21 feet; thence 90 degrees left in a Northwesterly direction a distance of 134.25 feet to the point of beginning. According to survey of Johnye Horton, dated April 15, 1980.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$43,860.00 of the above recited purchase price was paid from a mortgage recorded simultan-

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 21st

day of April, 19 95

WITNESS:

(Seal)

Margaret A. Fenn
Margaret A. Fenn (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority

hereby certify that Margaret A. Fenn

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 21st day of April, A. D., 19 95

MY COMMISSION EXPIRES: 10/16/96

Notary Public.

Inst # 1995-10590

04/24/1995-10590
03:02 PM CERTIFIED
JUDGE OF PROBATE