

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:
Jeffrey A. Wood
Alisa A. Wood
740 Elvira Road
Helena, AL 35080

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar and other good and valuable consideration, the sufficiency of which is hereby acknowledged to the undersigned grantor, Dorothy E. Robison, an unmarried woman, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt of which is hereby acknowledged by said GRANTOR does by these presents, GRANT, BARGAIN, SELL AND CONVEY to Jeffrey A. Wood and wife, Alisa A. Wood, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 18, Township 20 South, Range 3 West; thence run N 01 degrees 19 minutes 43 seconds West along the East line thereof for a distance of 244.50 feet; thence run S 88 degrees 49 minutes 02 seconds West for a distance of 471.49 feet to the point of beginning ; thence continue along last described course for a distance of 407.41 feet to a point on the Easterly right of way of a County road; thence run S 26 degrees 53 minutes 58 seconds East along said right of way for a distance of 70.54 feet to the point of beginning of a curve to the right having a central angle of 10 degrees 24 minutes 52 seconds and a radius of 592.96 feet; thence run along the arc of said curve and said right of way for a distance of 107.78 feet; thence leaving said right of way run N 69 degrees 41 minutes 55 seconds E for a distance of 150.07 feet; thence run N 68 degrees 39 minutes 40 seconds East for a distance of 217.16 feet; thence run N 10 degrees 24 minutes 17 seconds West for a distance of 40.91 feet to the point of beginning. Containing .093 acre more or less.

Being a part of Tract 9 of the Map of the Estate of J.W. Hill as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 76.

This deed is being rerecorded to correct that certain deed recorded in Instrument No. 1994-26218.

Billy B. Robison, deceased husband of the Grantor, died on or about January 28, 1989.

This conveyance is subject to all easements, rights-of-way and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEES, in fee simple forever, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The GRANTOR does for herself, her heirs and assigns, covenant with GRANTEES, their heirs, and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs and assigns, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

07/05/1995-17465
01:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1995-17465

IN WITNESS WHEREOF, the Grantor has hereto set her signature and seal, this the 28th day of June, 1995.

Dorothy E. Robison (L.S.)
Dorothy E. Robison

____ (L.S.)

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared, Dorothy E. Robison, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being fully informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 28th day of June, 1995.

Jane A. Linder
Notary Public

Commission Expires: 4/28/97

THIS INSTRUMENT PREPARED BY:

Alan Stabler
Attorney at Law
1200 4th Ave N
Birmingham, Alabama 35203

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