

This instrument was prepared by

Send Tax Notice To:

Jones &amp; Waldrop

Ralph C. Nelson, Jr.

(Name) 1025 Montgomery Highway  
Birmingham, Al. 35216  
#105/95

(Name) 6056 Woodvale Circle  
Helena, Al. 35080

(Address)

(Address)

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifty-one thousand and no/100 (\$151,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John C. Wood and his wife Diana M. Wood

(herein referred to as grantors) do, grant, bargain, sell and convey unto  
Ralph C. Nelson, Jr. and Cindy T. Nelson

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama, to-wit:

Lot 56, according to the Survey of Woodvale, as recorded in Map Book 12,  
Page 21 & 22, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$110,000.00 of the above mentioned purchase price was paid for from a  
mortgage loan which was closed simultaneously herewith.

Inst # 1995-29643

10/17/1995-29643  
12:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
49.50

TO HAVE AND TO HOLD, to 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, we have hereunto set our hand(s) and seal(s), this 13 day of  
October, 19 95.

(Seal)

John C. Wood  
JOHN C. WOOD

(Seal)

(Seal)

Diana M. Wood  
DIANA M. WOOD

(Seal)

STATE OF ALABAMA

COUNTY OF Jefferson

## General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
John C. Wood & his wife Diana M. Wood, 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 have  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13 day of October, 1995.

Notary Public