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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Lewis Wood
(Address) 53760 Hwy 25
Vandiver, Al. 35176

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al., 35051

Form 1-1.5 Rev. 5/92
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 Five Hundred and no/100 ----- DOLLARS

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

Peggy J. Whitfield, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Iris June Whitfield Wood and Lewis Wood

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

Shelby County, Alabama to-wit:

Begin at the NW corner of the SE 1/4 of the NE 1/4 of Section 10, Township 18, Range 1 East; thence South 660 feet to the point of beginning; thence run East 210 feet; thence run South 420 feet; thence run West 210 feet; thence run North 420 feet to the point of beginning. Containing 2 acres more or less and lying in the SE 1/4 of the NE 1/4 of Section 10, Township 18, Range 1 East in Shelby County, Alabama.

Peggy J. Whitfield, is the surviving grantee in that certain deed recorded in Deed Book 319, Page 488. Hubert F. Whitfield, the other grantor, is deceased, having died December 21, 1991.

Grantor retains an easement for ingress/egress and utilities and Alabama Power Company across the West 20 feet of the above described property. Said easement shall be for access to other property owned by grantor lying North of above property. Said easement shall enure to the benefit of grantor, her heirs and assigns.

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

Inst # 1996-19730
06/18/1996-19730
11:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.00

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 14

day of June, 1996

WITNESS:

(Seal) Peggy J. Whitfield (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Peggy J. Whitfield 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 14 day of June, A. D., 1996

Martha S. Wilder
Notary Public