

This instrument was prepared by
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Send Tax Notice to: Joseph Edward Wooldridge
(Name) Lynn Sawyer Wooldridge
10 Hwy. 223
(Address) Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of THIRTY FIVE THOUSAND and 00/100-----(\$35,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, L. Spencer Shaw and wife, Connie C. Shaw (herein referred to as grantors) do grant, bargain, sell and convey unto JOSEPH EDWARD WOOLDRIDGE and wife, LYNN SAWYER WOOLDRIDGE (herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 8, according to the subdivision of Indian Cove, as recorded in Map Book 21 page 38 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, gravel in, on and under subject property.

General and special taxes or assessments for 1997 and subsequent years not yet due and payable.

Building setback line of 50 feet reserved from Couer D'Alene, and the sides and rear of lot as shown by plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1994-30920 and Inst. No. 1996-35585 in Probate Office.

Easement(s) to Alabama Power Company as shown by instrument recorded in Real 1 page 382 in Probate Office.

Restrictions, limitations and conditions as set out in Map Book 21 page 138.

Easements and Conditions as set out in Deed Book 348 page 379 & 381 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN ON EVEN DATE HEREWITH, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$28,000.00.

11/22/1996-38772
02:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 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 15th day of November, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

L. Spencer Shaw (Seal)
L. Spencer Shaw
Connie C. Shaw (Seal)
Connie C. Shaw (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that L. Spencer Shaw and wife, Connie C. Shaw whose names 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 15th day of November, A.D. 19 96

9/97
My Commission Expires

[Signature]
Notary Public

Inst # 1996-38772