



20060124000038510 1/2 \$39.50
Shelby Cnty Judge of Probate, AL
01/24/2006 01:54:40PM FILED/CERT

#5303 1/2 value = \$25,400.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **BRENDA H. TUBBS N/K/A BRENDA WOOD, a married woman** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **RAY WOOD AND BRENDA WOOD, husband and wife** (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, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A lot or parcel of land located in the SW ¼ of the SE ¼, Section 2, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as commencing at the intersection of the North line of said forty with the Easterly right-of-way line of U.S. Highway No. 231, thence South 22 degrees 50 minutes West along the Easterly right-of-way line of said highway 426.6 feet to the place of beginning, thence from the place of beginning South 67 degrees 10 minutes East 155.0 feet; thence South 22 degrees 50 minutes West 100.0 feet; thence North 67 degrees 10 minutes West 155.0 feet to the Easterly right-of-way line of U.S. Highway No. 231; thence North 22 degrees 50 minutes East along the Easterly right-of-way line of said highway 100.0 feet to the place of beginning.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights; and specifically the following exceptions:

To Have and To Hold the aforegranted premises to the said Grantees 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 and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/24/2006
State of Alabama

Deed Tax: \$25.50

Ray Wood

In Witness Whereof, the said Grantor has set his hand and seal this 30th day of
December, 2005.

Brenda Wood {L.S.}
Brenda H. Tubbs N/K/A Brenda Wood

STATE OF ALABAMA
COUNTY OF Mobile

I, the undersigned notary public, in and for said county and state, hereby certify that
Brenda H. Tubbs N/K/A Brenda Wood, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of December, 2005.

Beth G. Sealy
Notary Public
My commission expires 5/2/07

GRANTEES' MAILING ADDRESS:

868 Highway 231
Vincent, AL 35178

THIS INSTRUMENT PREPARED BY:

Crane Legal P.C.
2607 Dauphin St.
Suite C
Mobile AL 36606
Telephone: 251-479-5218 Fax: 251-472-1081
File # 5303

