

This instrument was prepared by

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P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Stephen T. Bragg

(Name) and Laura T. Bragg

(Address) 757 Hwy 8

Montevallo, AL 35115

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Warranty Deed, Jointly For Life With Remainder To Survivor

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STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **EIGHTY THOUSAND and 00/100 (\$80,000.00) DOLLARS**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

**GREGORY WOODFIN, an unmarried man, and MARY C. WOODFIN, an unmarried woman**

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto


**STEPHEN T. BRAGG and wife, LAURA T. BRAGG**

(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 14, according to the map of Mulberry Landing Estates recorded in Map Book 17, Page 109, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

- Purchase money first mortgage in favor of BankTrust, in the amount of \$60,000.00.
- Taxes for 2012 and subsequent years.
- 100-foot setback line from Ridge Road as shown on survey of Rodney Shiflett, dated May 14, 2012.
- 50-foot Health Dept. setback line on South side of said lot as shown on survey of Rodney Shiflett, dated May 14, 2012.
- Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Real Book 60, Page 991 in Probate Office of Shelby County, Alabama.
- Rights acquired by the Alabama Power Company as recorded in Deed Book 242, Page 369.
- Easements to Alabama Power Company as recorded in Deed Book 333, Page 523.
- Transmission line permit to Alabama Power Company as recorded in Deed Book 143, Page 395.
- Rights of others in and to the use of easements as shown in Real Book 60, Page 991.
- Restrictions as set forth in deed recorded in Real Book 206, Pages 46 and 47.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

  
20120607000201080 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
06/07/2012 01:53:36 PM FILED/CERT

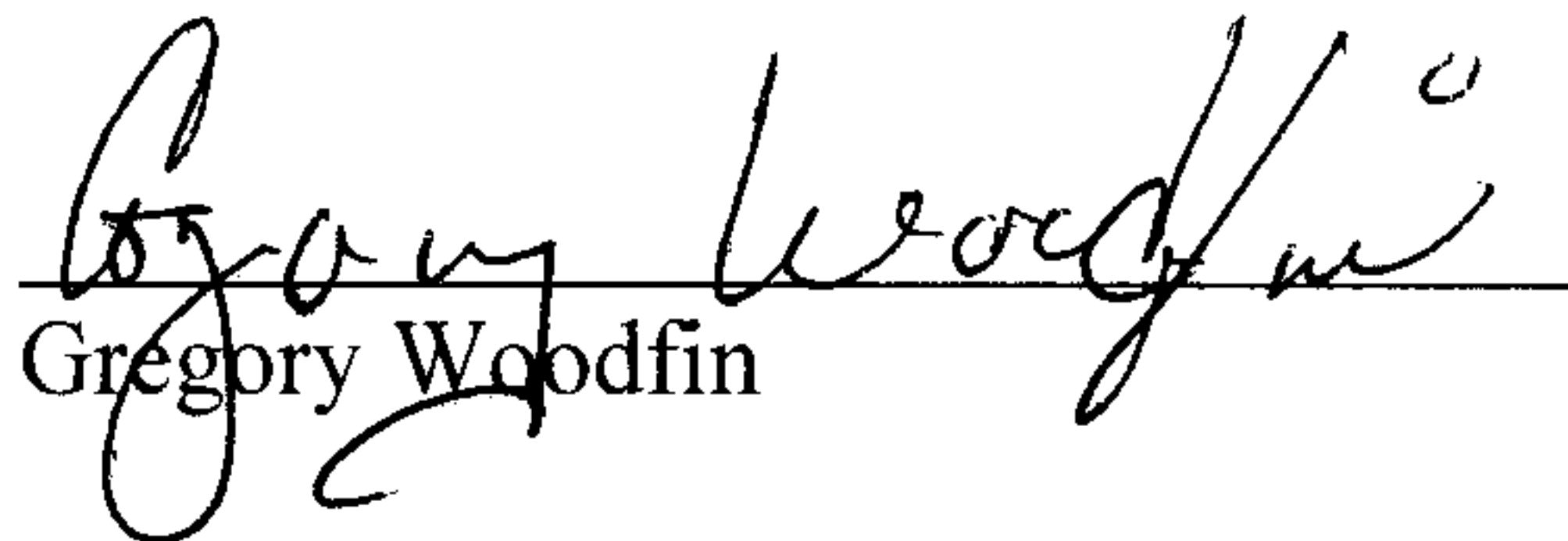
Shelby County, AL 06/07/2012  
State of Alabama  
Deed Tax: \$20.00

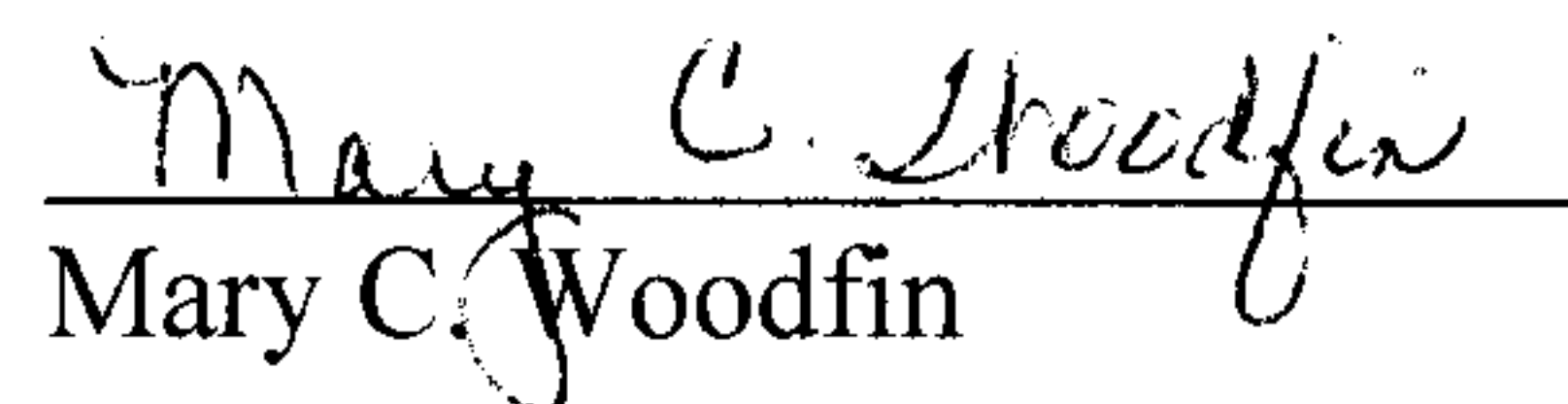
**SOURCE OF TITLE: Instrument No. 20061005000495190, which vested a two-thirds (2/3) interest in Gregory Woodfin and a one-third (1/3) interest in Mary C. Woodfin, as tenants in common.**

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, I have hereunto set my hand and seal, this 6th day of June, 2012.


  
Gregory Woodfin


  
Mary C. Woodfin

STATE OF ALABAMA                   )  
COUNTY OF SHELBY                )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **GREGORY WOODFIN and MARY C. WOODFIN**, 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 that same bears date.

Given under my hand and official seal, this the 6th day of June, 2012.

  
Notary Public  
My Commission Expires: 08/13/13

  
20120607000201080 2/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
06/07/2012 01:53:36 PM FILED/CERT