

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
HENRY DAVIDSON WOODROW, III & STEFANIE WOODROW
378 OXFORD WAY
PELHAM, ALABAMA 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

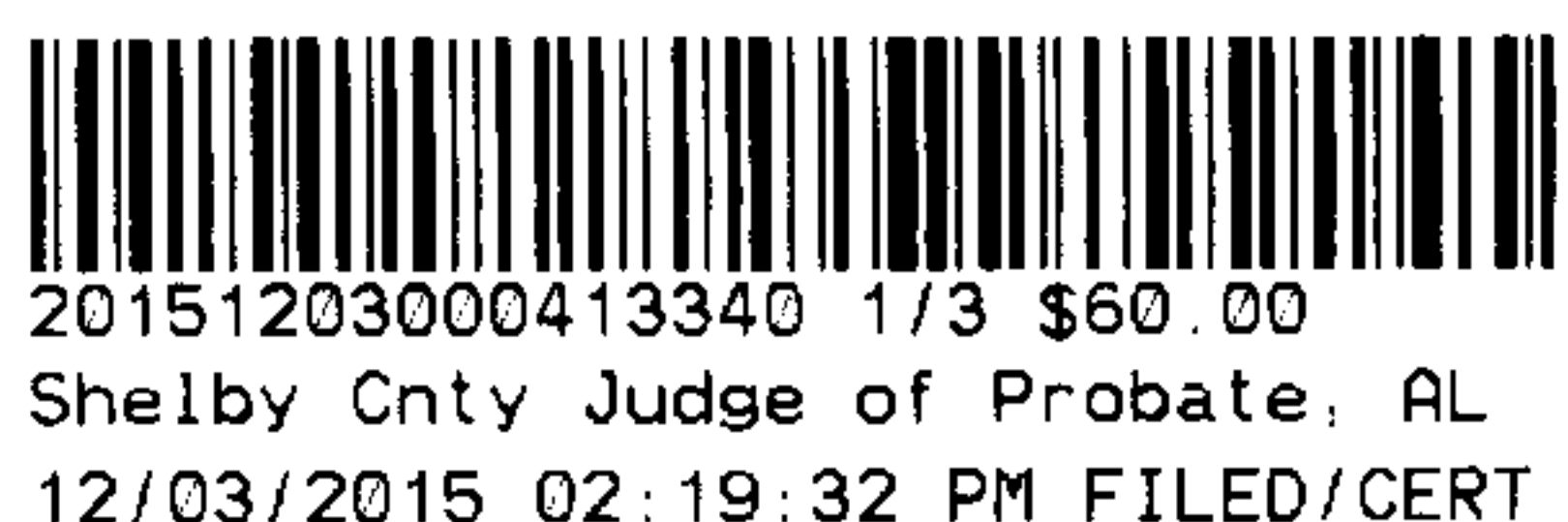
KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$360,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, CHARLES L. DENNIS, III, a married man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto HENRY DAVIDSON WOODROW, III and wife, STEFANIE WOODROW, (herein referred to as Grantees) as joint tenants 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 2648, according to the Amended Map of Weatherly Highlands, The Ledges, Sector 26, Phase Two, as recorded in Map Book 38 Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2016, which are a lien but not yet due and payable until October 1, 2016.
2. A 15 foot building setback line from Oxford Way and a 20 foot setback line from the rear of lot as recorded in Map Book 38 page 16 and Map Book 38 page 94 in the Probate Office.
3. A 10 foot utility easement along the front of lot as shown on recorded Map Book 38 page 16 and Map Book 38 page 94 in the Probate Office.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 2000-14750 and amended in Instrument No. 20110218000057290 in the Probate Office.
5. Grant of Land Easement(s) and Restrictive Covenants to Alabama Power Company as shown and recorded in Instrument No. 20061212000602720, Instrument No. 20061212000602730 and Instrument No. 20060828000422160 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Instrument No. 1995-30791, Instrument No. 1999-46871, Deed 33 page 300 and Deed 244 page 587 in the Probate Office.
7. Articles of Organization of Weatherly Highlands Residential Association, Inc. as recorded in Instrument No. 2000-14751 in the Probate Office.
8. Restrictions, limitations, conditions and other provisions as set out in Map Book 38 page 16 and Map Book 38 page 94 in the Probate Office.
9. Covenants and Agreement with for water services and tap fees as recorded in Instrument No. 1995-06003 in the Probate Office.
10. Non-exclusive Easement(s) for ingress, egress and utilities as shown and recorded in Instrument No. 1995-06002 in Probate Office.
11. Non-exclusive Easement(s) for ingress, egress and utilities as shown and recorded in Instrument No. 1999-47153 in Probate Office.
12. Non-exclusive Easement for ingress, egress and utilities as shown and recorded in Instrument No. 1993-37546 and assignment recorded in Instrument No. 1993-40410 in Probate Office.
13. Encroachment(s) of wall and fence onto and/or off the land as shown on survey dated January 4, 2008 by Laurence D. Weygand.
14. Encroachment(s) of concrete drive into the easement as shown on survey dated January 4, 2008 by Laurence D. Weygand.

\$320,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage held by the grantor of even date and filed simultaneously herewith.




Shelby County, AL 12/03/2015
State of Alabama
Deed Tax: \$40.00

THE HEREINABOVE DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTOR AND HIS SPOUSE.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seals this 24TH day of NOVEMBER, 2015.



CHARLES L. DENNIS, III

STATE OF ALABAMA


COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that CHARLES L. DENNIS, III, a married man, 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 official seal this 24TH day of NOVEMBER, 2015.



NOTARY PUBLIC
My Commission Expires: 10/31/2019


20151203000413340 2/3 \$60.00
Shelby Cnty Judge of Probate, AL
12/03/2015 02:19:32 PM FILED/CERT

Grantor's Name:
CHARLES L. DENNIS, III ,
Mailing Address:
2785 EASTERN VALLEY ROAD
LEEDS, ALABAMA 35094


Grantee's name:
HENRY DAVIDSON WOODROW, III and, STEFANIE WOODROW
Mailing Address:
378 OXFORD WAY
PELHAM, ALABAMA 35124

Property Address:
378 Oxford Way
Pelham, AL 35124

Date of Sale: NOVEMBER 24TH, 2015
Total Purchase Price: \$360,000.00
or
Actual Value
or
Assessor's Market Value

Bill of Sale
 Sales Contract
 Closing Statements

Front of Foreclosure Deed
 Appraisal
 Other _____


20151203000413340 3/3 \$60.00
Shelby Cnty Judge of Probate, AL
12/03/2015 02:19:32 PM FILED/CERT