

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Dennis S. Wood
7444 Old Highway 280
Sterrett, AL 35147
(Also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Eighty-Five Thousand and No/100 (\$185,000.00)

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

Alan R. Limbaugh, a married man

(Whose address is 1494 County Road 440, Chelsea, AL 35043)

Kathy L. Limbaugh, an unmarried woman

(Whose address is 5051 8th Court South, B'ham, AL 35212)

Kristi E. Limbaugh, a married woman

(Whose address is 7760 Old Hwy 280, Sterrett, AL 35147)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Dennis S. Wood and Ginger D. Wood
(Whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to current taxes, easements, restrictions and liens of record.

\$ 181,649.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Note: Elene S. Limbaugh was the surviving grantee of deed recorded in Deed Volume 254, Page 47. The other grantee, Ralph L. Limbaugh, having died on or about 11th day of JAN. 2009.

Elene S. Limbaugh having died on or about 26th day of Feb., 2015.

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/we have hereunto set my/our hand(s) and seal(s), this 6th day of June, 2016.

Alan R. Limbaugh (Seal)
Alan R. Limbaugh

Kathy L. Limbaugh (Seal)
Kathy L. Limbaugh

Kristi E. Limbaugh Sanderson (Seal) (Dohle)
Kristi E. Limbaugh Sanderson

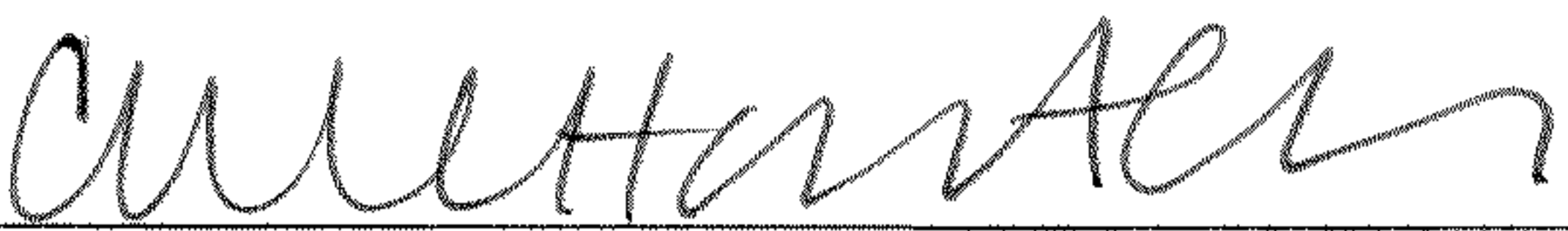
STATE OF Alabama)
)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Alan R. Limbaugh, Kathy L. Limbaugh and Kristi E. Limbaugh, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, A.D., 2016.

My Commission Expires: 9/22/17



Notary Public: Caroline Harrington Allen

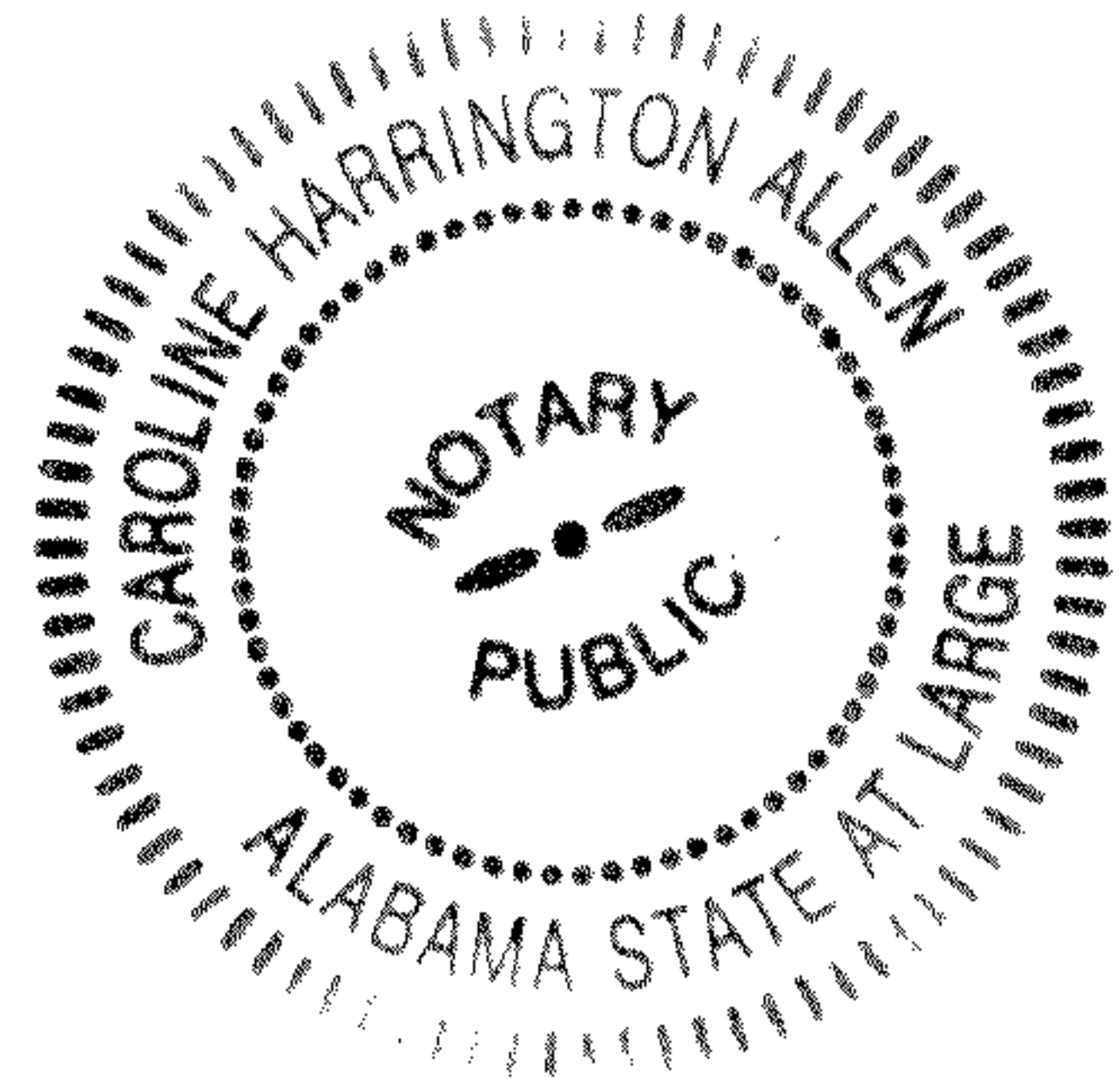


Exhibit "A"

Attached Legal Description

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 25, Township 19 South, Range 1 West described as follows:

Commence at the Northeast corner of said quarter-quarter section; thence West along the North line of said quarter-quarter section 420 feet to the point of beginning of boundary of tract of land herein described; thence continue along the last mentioned course 164.73 feet; thence 87 degrees 29 minutes left Southerly 547.5 feet to the North right of way boundary of U.S. Highway No. 280; thence 87 degrees 08 minutes left along said right of way 250 feet to the West right of way boundary of a 20 foot road; thence 92 degrees 52 minutes left and northerly along last mentioned right of way 422 feet; thence 92 degrees 31 minutes left along the South boundary of the cemetery parking lot 85 feet; thence 92 degrees 31 minutes right along the West boundary of said parking lot 150 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/10/2016 11:37:27 AM
\$23.50 CHERRY
20160610000201400

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the printed name and title of the County Clerk.