

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Curtis & Darlene Woods
545 McGuire Road
Indian Springs, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

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20170323000096580

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03/23/2017 09:07:23 AM

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DEEDS 1/2

6017 Laurel Grove Circle, Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Curtis F. Woods and Darlene Woods, whose mailing address is

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545 McGuire Road, Indian Springs, AL 35124 (herein referred to as "the property"), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 545 McGuire Road, Indian Springs, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to restrictions, reservations, conditions, and easements of record.

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Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$193,600.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 21st day of March, 2017.

Larry Gordon Felix

Diann Roberts Felix

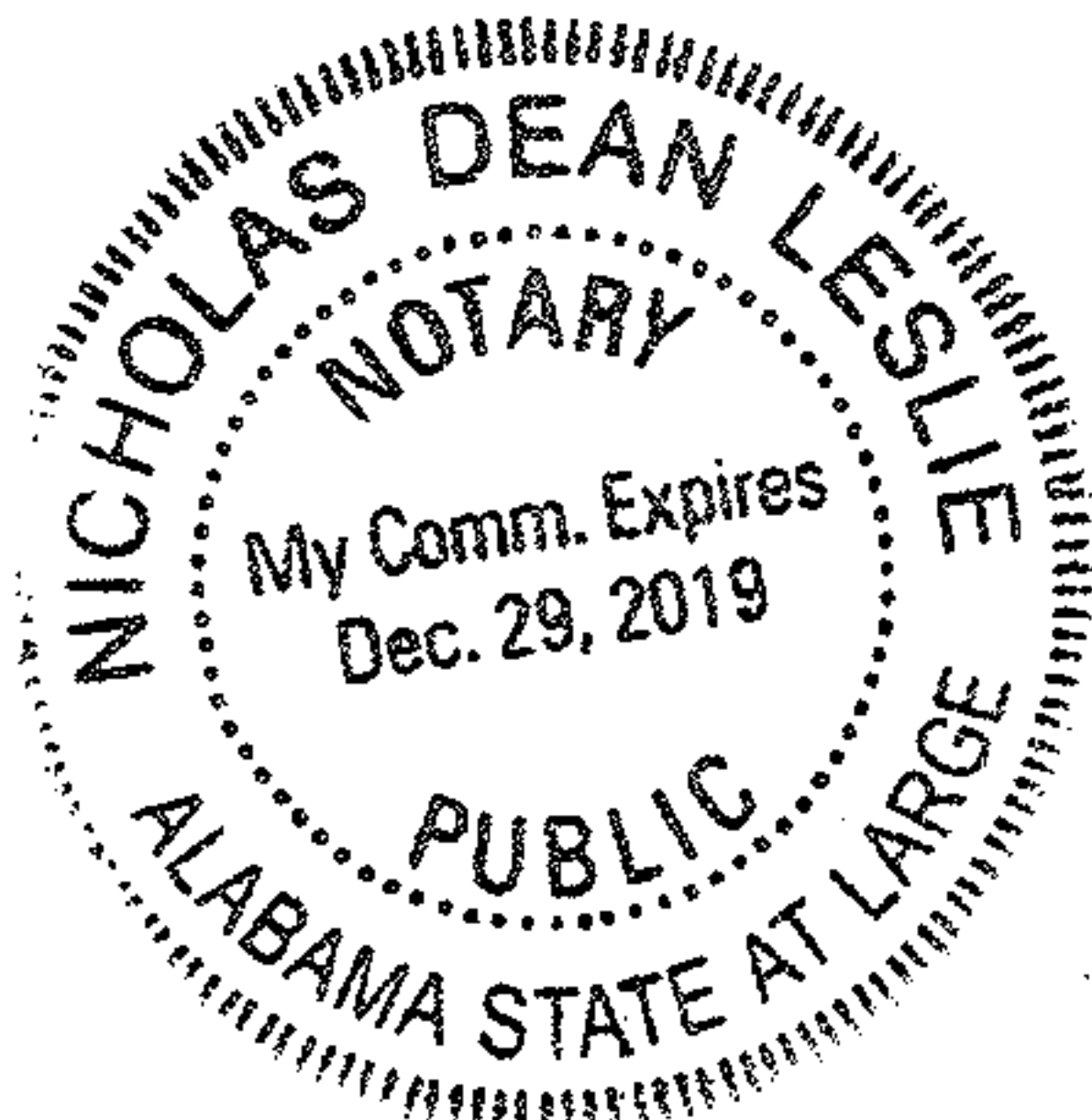
State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Larry Gordon Felix a/k/a Larry G. Felix and Diann Roberts Felix a/k/a Diann R. Felix, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21st day of March, 2017.

Notary Public

Commission Expires: 12-29-2019



S17-0227CDF

EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of Bibb Estates, as recorded in Map Bok 6, Page 35 in the Probate Office of Shelby County Alabama.

ALSO:

Commence at the NE corner of the SE 1/4 of SE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Southerly along 1/4-1/4 line 331.60 feet; thence turn 92 degrees 26 minutes right Westerly along the south line of Bibb Estates, recorded in Map Book 06, Page 35, in Probate Office of Shelby County, Alabama, for 662.0 feet to the SW corner of Lot 1 of said Bibb Estates; thence turn 87 degrees 31 minutes right Northerly along the west line of said Lot 1 for 331.23 feet to the NW corner of said Lot 1 and the Point of Beginning of the tract herein descried; thence continue Northerly along the same line for 16.57 feet to the southwesterly right of way of McGuire Road; thence turn 106 degrees 42 minutes right Southeasterly along said right of way for 67.26 feet to a point on the north line of said Lot 1; thence turn 165 degrees 45 minutes right Westerly along said north line of Lot 1, Bibb Estates for 64.48 feet to Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2017 09:07:23 AM
\$66.50 CHERRY
20170323000096580

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the typed name of the Probate Judge.