

This instrument was prepared by

7453

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of other valuable considerations and One and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Julius William Ward and wife, Paula H. Ward

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

Julius William Ward and wife, Paula H. Ward

(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, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lot #3, Block D Riverview Subdivision, according to map recorded in the Probate Office of Shelby County at Map Book 4, page 63.

Subject to transmission line permits and easements of record.

Subject to subdivision restrictions and covenants dated June 2, 1961, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 215, page 662.

BOOK 300 PAGE 215

19760805000073670 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
08/05/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY CO.  
1 CEMENTY THIS  
INSTRUMENT WAS FILED  
1976 AUG -5 AM 10:54  
Deed bk. 215  
Dorothy J. Crowson  
JUDGE OF PROBATE

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 of such survivor forever, together with every contingent remainder and right of reversion.

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, we have hereunto set our hand(s) and seal(s), this day of July, 1976.

WITNESS:

.....(Seal)  
.....(Seal)  
.....(Seal)

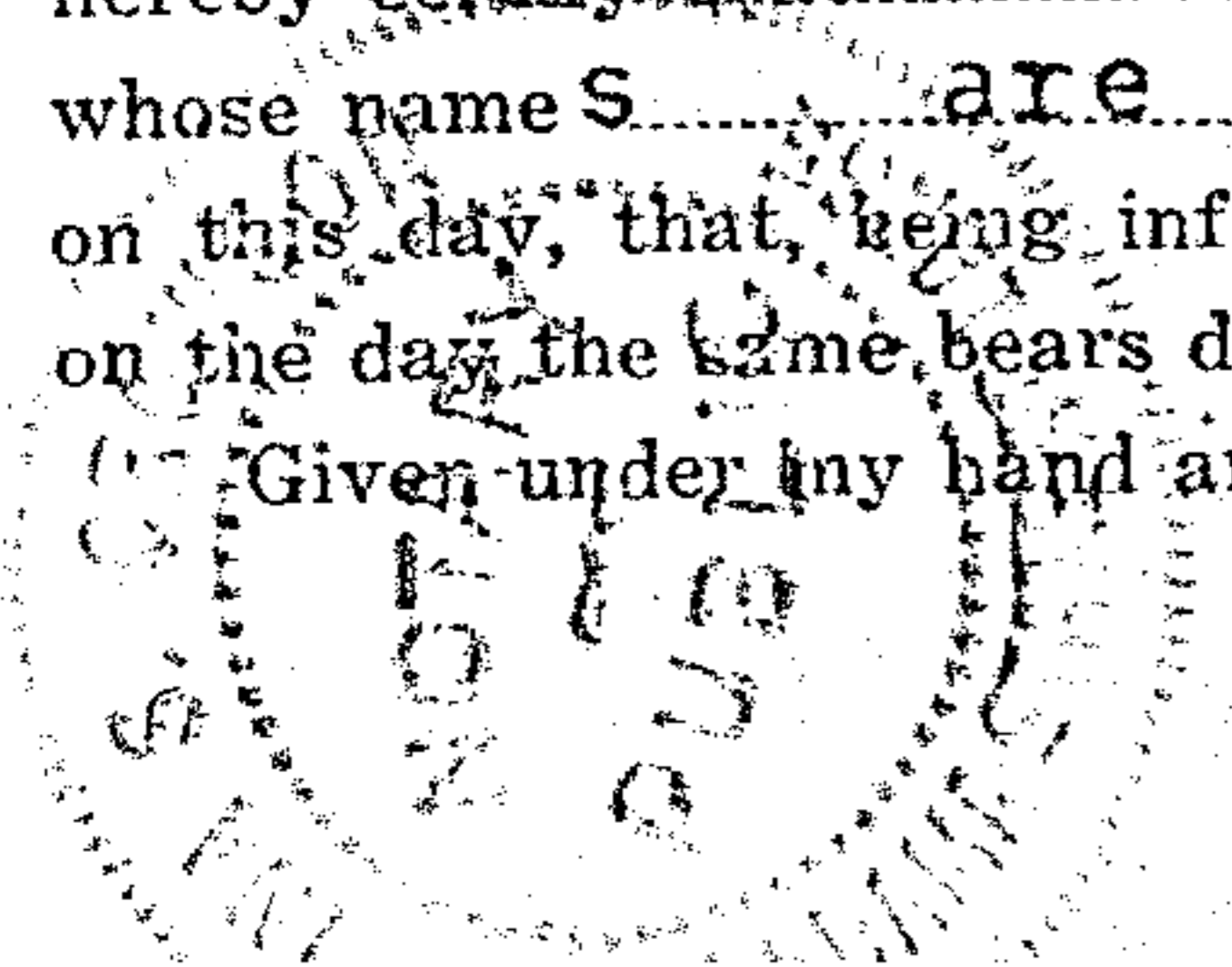
Julius William Ward (Seal)  
Paula H. Ward (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julius William Ward and wife, Paula H. Ward 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 the same bears date.

Given under my hand and official seal this 29th day of July, A. D. 1976



Ina J. Crowson  
Notary Public

My Commission Expires Nov. 27, 1976