

This instrument was prepared by

(Name) Harold Bowron, Jr. 8926

(Address) Balch, Bingham, Baker, etc., 600 North 18th St., Birmingham, Ala.

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,

See Mtg. 365-29

That in consideration of Fifty-Six Thousand and 00/100----- DOLLARS (\$56,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard Leon Ward, Jr. and wife, Robin B. Ward

(herein referred to as grantors) do grant, bargain, sell and convey unto William C. Martin, III and wife, Charlotte S. Martin

(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 11 in Block 6 according to the Survey of Wooddale, Fourth Sector, as recorded in Map Book 6, at Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.

\$40,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith and with delivery of this deed.

BOOK 305 PAGE 524

19770523000049430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/23/1977 12:00:00AM FILED/CERT

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 (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 20th day of May 77, 1977

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1977 MAY 23 AM 8:55 Rec. 150 (Seal)
1850
Thomas A. Snowden, Jr. JUDGE OF PROBATE
STATE OF ALABAMA
JEFFERSON COUNTY }

(Richard Leon Ward, Jr.) (Seal)
(Robin B. Ward) (Seal)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard Leon Ward, Jr. and wife, Robin B. 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 20th day of May A. D., 19 77

Beryl Hunt Notary Public.

J. G. Ed. Lat. Loan