

This instrument was prepared by

428

(Name) Michael Bolin

(Address) 623 Frank Nelson Building Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THIRTY EIGHT THOUSAND ONE HUNDRED SEVENTY FIVE AND 00/100 DOLLARS

to the undersigned grantor, Par Development Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Avery Ward and wife Shirley 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:

Commence at the Southeast corner of Block 3, according to the map of the Town of
Helena; thence run Northerly along the West right of way line of Main Street 238.0'
to the Point of beginning of the property being described, thence continue Northerly
along said right of way line 72.83' to a point, thence 91 deg. 35' left and run Westerly
along the South property line of Lot 5, 96.10' to a point on the East right of way line
of Second Street, thence 88 deg. 06' 56" left and run Southerly along the East right
of way line of said Second Street 72.42' to a point, thence 91 deg. 38' 04" left and
run Easterly 96.47' to the point of beginning. Mineral and mining rights excepted.

SUBJECT TO:

Ad valorem taxes for the year 1981.

Right of way to Alabama Power Company as recorded in Volume 136, page 265 and
Volume 223, Page 508, in the Probate Office of Shelby County, Alabama.

\$37,150.00 of the purchase price recited above was paid from the mortgage loan
closed simultaneously herewith delivery of this deed.



19801113000129700 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/13/1980 12:00:00 AM 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Charles A. Nooney
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of Novmeber 19 80

ATTEST:

Deed Tax 1.50
Rec 1.50
Sud 1.00
4.00

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

Secretary

Par Development Company, Inc.

By Charles A. Nooney

Charles A. Nooney Vice President

STATE OF Alabama
COUNTY OF Jefferson

1980 NOV 13 AM 9:50

see ltr 407-608

I, the undersigned
State, hereby certify that Charles A. Nooney
whose name as Vice President of Par Development Company, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 7th day of November 19 80

Jackson Co.

Notary Public