

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
PO Box 360187

(Address) Birmingham, AL 35236-0187



1039

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty six thousand & 00/100ths (\$56,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Olen LaVoy Jordan and wife, Betty Walton Jordan

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

Michael M. Ward and wife, Janet M. 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

Jefferson County, Alabama to-wit:

That part of Block 2, in the survey of New Markel Heights, as recorded in Map Book 16, Page 20 as conveyed in Deed to Annie T. Jones, recorded in Volume 2983 Page 224 in the Office of the Judge of Probate of Jefferson County, Alabama, and lying south of tract conveyed to S.V. Acton, recorded in Volume 2984 Page 117 more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 22, Township 18 South, Range 2 West, run thence West along the South line of said 1/4 1/4 section 293.74 feet; thence an angle to the right of 99 deg. run Northerly along the Westerly line of a 20 foot roadway, as shown on said map a distance of 512.73 feet to the point of beginning of the property herein described; thence an angle to the left of 99 deg. run West a distance of 135.35 feet to the Easterly line of an alleyway running North and South through said Block B-2; thence an angle to the right of 120 deg. 20 min. run Northerly along the Easterly line of said alleyway a distance of 122.82 feet to a point in said alleyway due East of the Northeasterly corner of Lot 16, in said Block; thence an angle to the right of 59 deg. 40 min. run East 90.11 feet to an intersection with the Westerly line of a 20 foot roadway heretofore mentioned; thence an angle to the right of 99 deg. run Southerly along the Westerly line of said roadway 107.33 feet to the point of beginning. All being situated in Jefferson County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$36,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4216 Oak View Lane Birmingham, Alabama 35243

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 18th day of March, 1986.

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT

1986 MAR 20 AM 8:54

1. Deed Tax \$2.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

STATE OF ALABAMA
Jefferson COUNTY

Olen LaVoy Jordan
Olen LaVoy Jordan
Betty Walton Jordan
Betty Walton Jordan

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Olen LaVoy Jordan and wife, Betty Walton Jordan, whose names are signed to the foregoing conveyance, and who are to me, acknowledged before me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 18th day of March, A. D. 1986