

SEND TAX NOTICE TO:

(Name) Sam Ward and Diane Ward

(Address) _____

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Debbie Clark, a married woman; Kathy Satterfield, a married woman; and Connie Jarvis Clark, a married woman, our undivided interests

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

Sam Ward and wife, Diane Ward

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

PARCEL ONE: Lot 3, in Block 2, according to Thomas' Addition to the Town of Aldrich, as recorded in Map Book 3, page 52, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

PARCEL TWO: Lot 6, in Block 2, according to Thomas' Addition to the Town of Aldrich, as recorded in Map Book 3, page 52, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Right of way to Shelby County, as recorded in Deed Book 135, page 221, in Probate Office.
3. Easements for electric distribution lines, poles, and guy wires, as shown on recorded map of said subdivision.
4. Conveyance of water lines as recorded in Deed Book 124, page 108, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 25th

day of April, 19 88.

WITNESS:

Vesta W Byrd (Seal)

Vesta W Byrd (Seal)

Vesta W Byrd (Seal)

Debbie Clark (Seal)

Kathy Satterfield (Seal)

Connie Jarvis Clark (Seal)

STATE OF ~~ALABAMA~~ GEORGIA

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Debbie Clark, a married woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, A. D., 19 88

First Fed Bessmer

Doris W. Aschbush

Notary Public.

BOOK 182 PAGE 904

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathy Satterfield, a married woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, A. D., 1988.

Lewis W. Leachshire

Notary Public.

GEORGIA

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connie Jarvis Clark, a married woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, A. D., 1988.

Lewis W. Leachshire

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAY -5 AM 7:59

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 182.90
2. Mtg. Tax —
3. Recording Fee \$.00
4. Indexing Fee 2.00
TOTAL 7.00

BOOK 182 PAGE 905

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.