

This instrument was prepared by

Send Tax Notice To: Donald W. Ward

(Name) Corley, Moncus & Ward, P.C.

name
1006 Kingswood Road
address
Birmingham, Alabama 35242

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FORTY EIGHT THOUSAND AND NO/100-----
----- DOLLARS (\$248,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Paul E. Hall, Jr. and wife, Jane S. Hall

(herein referred to as grantors) do grant, bargain, sell and convey unto Donald W. Ward and wife, Kimberly W. 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:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO.

07/02/1998-25008
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
74.00
002 MEL

\$ 186,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith
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 26th
day of June, 19 98.

(Seal) Paul E. Hall, Jr. (Seal)

(Seal) Jane S. Hall (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that
Paul E. Hall, Jr. and wife, Jane S. Hall
whose name(s) 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 26th day of June A.D., 19 98

Claude M. Moncus
Claude M. Moncus Notary Public

Inst # 1998-25008

EXHIBIT "A"

Lot 307, according to the Amended Map of Highland Lakes, 3rd Sector, Phase I, an Eddleman Community, as recorded in Map Book 21, Page 124, in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument No. 1994-07112 in the Probate Office of Shelby County, Alabama.

Inst # 1998-25008

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