


(Name) Thomas M. Fant
156 Stratford Circle
(Address) Pelham, Al 35124

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Westavia, Al. 35216


20051007000524330 1/1 \$76.00
Shelby Cnty Judge of Probate, AL
10/07/2005 01:04:45PM FILED/CERT

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One hundred sixty-five thousand and no/100 (\$165,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gene Ward, a widower

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas M. Fant and Elaine Fant

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 16, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69 in the Office of the Judge of Probate of shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$100,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Gene Ward is the surviving Grantee of that certain Deed recorded in Inst. #1994-12258. The other Grantee Esther M. Ward having died on or about the 13 day of August, 2004.

Shelby County, AL 10/07/2005
State of Alabama
Deed Tax: \$65.00

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, I have hereunto set my hand(s) and seal(s), this 30 day of September, 2005.

WITNESS:

(Seal) Gene Ward (Seal)

(Seal) GENE WARD (Seal)

(Seal) (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gene Ward, a widower 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 September, 2005 A. D.,
My commission expires: 9/13/08
Auson C. [Signature]
Notary Public.