

This instrument was prepared by

(Name) Marvin Williams, Jr. 6177  
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Form 1-15 Rev. 1-66  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Forty Eight Thousand Seven Hundred Fifty - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Richard B. Scott and wife, Nancy Scott

(herein referred to as grantors) do grant, bargain, sell and convey unto  
James Lee Ward and Brenda Lee 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:

Lot 28, Block 1, according to the survey of Awtrey and Scott's Addition to Altadena South, as recorded in Map Book 5, Page 121 and amended by Map Book 5, Page 123 in the Probate Office of Shelby County, Alabama.

Subject to 35 foot building line; 5 foot easement on north and south and 10 foot easement on rear as shown by recorded map.  
Also subject to mineral and mining rights and rights incident thereto recorded in Volume 4, Page 466 and Volume 5, Page 356 in the Probate Office of Shelby County, Alabama.  
Also subject to easement to Alabama Power Company recorded in Volume 102, Page 52 and Volume 187, Page 377 in said Probate Office.  
Also subject to restrictions contained in Misc. Volume 3, Page 468 and amended by Misc. Volume 3, Page 873 in said Probate Office.  
Also subject to easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 279, Page 57 in said Probate Office.

19740613000028550 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/13/1974 12:00:00AM FILED/CERT

All of the purchase price recited above was paid from mortgage loan made simultaneously herewith.

BOOK 287 PAGE 328

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 8th day of June, 1974.

STATE OF ALA. SHELBY COUNTY  
I CERTIFY THIS INSTRUMENT WAS FILED  
Lee 1174 339-840  
1974 JUN 13 AM 8:08  
U.C.C. FILE NUMBER OR  
REG. BK. & PAGE AS SHOWN ABOVE  
General Acknowledgment  
JUDGE OF PROBATE

Richard B. Scott (Seal)  
Nancy Scott (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard B. Scott and wife, Nancy Scott 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 8 day of June, A. D. 1974.  
Marvin Williams, Jr.  
Notary Public.