

This instrument was prepared by

(Name) Calvin B. Watts

7208

(Address) 3300 Montgomery Highway, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$4,500.00) DOLLARS

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

Jonnie E. Ward, an unremarried widow

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

Donald R. Garrett and wife, Rebecca A. Garrett

(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:

Lots 15 and 16, Block 78, according to Dunstan's Survey of Town of Calera. Situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Grantees herein agree to assume and pay that certain mortgage dated December 8, 1971 executed by Charles Williams Brooks and Nancy Brooks to Molton, Allen & Williams, Inc., in the principal amount of \$23,500.00 filed for record December 22, 1971 and recorded in Volume 320, Page 360, in the Probate office of Shelby County, Alabama, and assigned to Palmetto Federal Savings and Loan Association in Misc. Volume 1, Page 49 in said Probate Office.

"Jonnie E. Ward is the surviving grantee of that certain deed recorded in Volume 285, Page 433. The other grantee, Robert P. Ward, having died on January 29, 1974."



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Shelby Cnty Judge of Probate, AL
07/25/1974 12:00:00AM FILED/CERT

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, I have hereunto set my hand(s) and seal(s), this 22nd

day of July, 1974

(Seal)
(Seal)
(Seal)

Jonnie E. Ward (Seal)
Jonnie E. Ward

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned Jonnie E. Ward, an unremarried widow, a Notary Public in and for said County, in said State, hereby certify that

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 22nd day of July, A. D., 1974

Norman L. Collier
Notary Public.