

This instrument prepared by

(Name) FARRISON AND CONWILL  
(Address) COLUMBIANA, ALABAMA 35051



*Jefferson Land Title Services Co., Inc.*  
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 326-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
*Mississippi Valley Title Insurance Company*

WARRANTY DEED

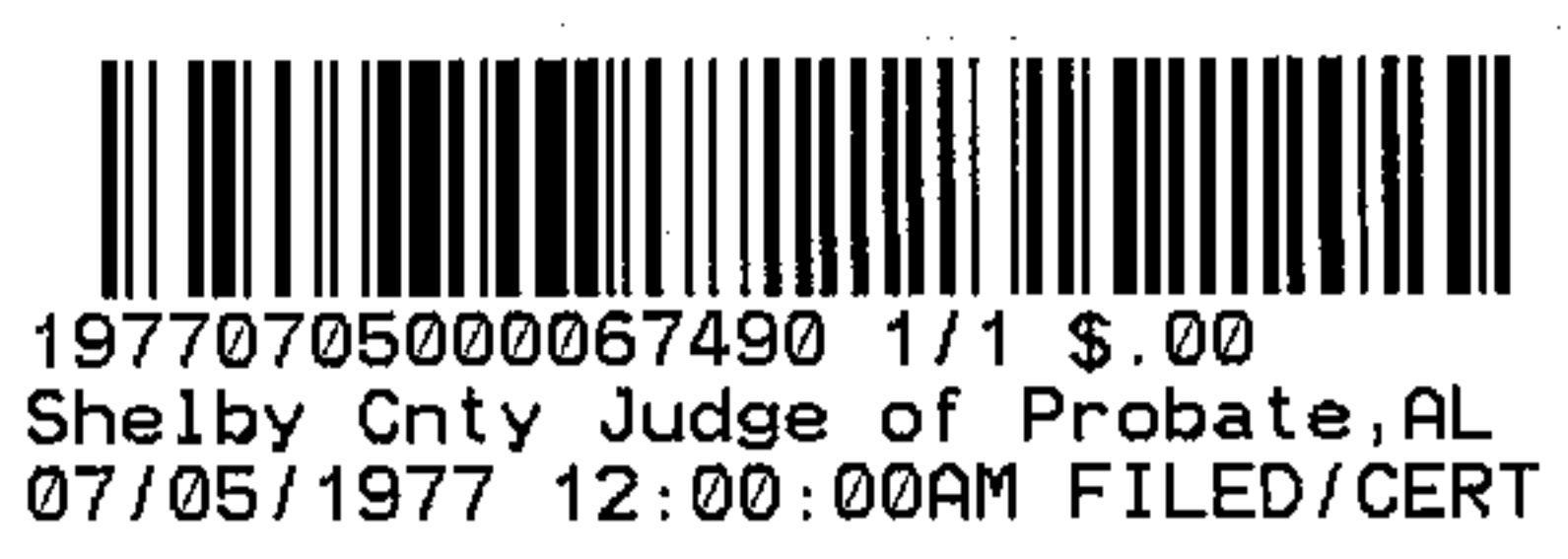
10573

STATE OF ALABAMA }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100-----Dollars and other valuable considerations and assumption of mortgage to Alberta Jones Debardlabon, dated December 23, 1975, recorded Jan. 8, 1976, at 1:13 p.m. in Mortgage Book 351, page 456 in the Probate Office of Shelby County, Alabama: in Mortgage Book 351, page 456 in the to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Gordon L. Ward and wife, Betty Jo P. Ward



(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leona Hayes

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

beginning at the northwest corner of property known as Albert Jones property on the st side of the Montevallo-Dogwood Public road and running in a northward direction distance of 91 feet; thence in an eastward direction 77 feet; thence in a north- rd direction 43 feet to an iron stake behind the former Tom Branch house, thence an eastward direction 169 feet to a ditch; thence in a southward direction ong the west side of said ditch a distance of 118 feet to the north line of said lbert Jones property; thence in a westward direction along said line a distance f 203 feet to point of beginning. Said property being in the NE 1/2 of the NW 1/4 f Section 20, Township 22, Range 3 West and heretofore known as Tom Galloway pro- erty.

LSO beginning at the southwest corner of the above lot and run thence north 82 deg 5 min. East 471 feet to the northeast corner of Lot No. 8 in Block No. 2 according o map of Aldmont as recorded in the Office of Judge of Probate of Shelby County, labama; thence south 5 deg. 28 min. west 177 feet along the west boundary of almer Street; thence south 80 deg. 30 min. west 329 feet along the north side of ots formerly known as Mary Jane Kang's lots to the east side of the present Dogwoo pad; thence north 36 deg. 50 min. West 200 feet along the east side of said road to he point of beginning, lying and being in SE 1/2 of NW 1/4 of Sec. 20, Tsp. 22 S, R. 3 West.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. Containing 1 2/3 acres, mo: or less.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of July, 19 77

BOOK 306 PAGE 452

STATE OF ALA. SHELBY CO. (SEAL)  
I CERTIFY THIS INSTRUMENT WAS FILED  
1977 JUL -5 AM 11:13 (SEAL)  
Secretary 50  
Reg. 1.50  
Ind. 1.00  
3.00 (SEAL)  
JUDGE OF PROBATE

(SEAL) Gordon L. Ward (SEAL)  
Betty Jo P. Ward (SEAL)  
Betty Jo P. Ward (SEAL)

STATE OF Alabama }  
Shelby COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Gordon L. Ward and wife, Betty Jo P. Ward

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 5th day of July, A.D. 19 77

Leona Hayes  
P.O. Box  
Form Ala. 30  
Rt. 4 Box 19

Bonita Y. Davidson  
Notary Public