

This instrument was prepared by

257

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue

CORPORATION FORM WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand Five Hundred and no/100 -----Dollars

to the undersigned grantor, Scott & Williams Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James Dale Ward, Jr. and wife, Debra L. 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 6, according to the Survey of Scottsdale - First Addition,
as recorded in Map Book 7, Page 14, in the Office of the Judge of
Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Current taxes. 2. 35 foot building set back line from Scottsdale Drive.
3. Utility easements as shown on recorded map of said subdivision. 4. Restrictive
covenants and conditions filed for record in Misc. Book 22, Page 338, in Probate
Office. 5. Pipe Line easements to Southern Natural Gas Co. dated July 16, 1929,
recorded in Deed Book 90, Page 60, and dated August 28, 1958, recorded in Deed
Book 195, Page 402, in Probate Office. 6. Transmission line permits to Alabama
Power Co. recorded in Deed Book 164, Page 171, and Deed Book 216, Page 104, and
Deed Book 245, Page 108, in Probate Office. 7. Permit to South Central Bell
Telephone Co. dated Nov. 19, 1974, recorded in Deed Book 289, Page 890, in
Probate Office. 8. Permit to Alabama Power Co. and South Central Bell, recorded
in Deed Book 310, Page 219, in said Probate Office.

\$38,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

19780504000053890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/04/1978 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, A. C. Scott
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of May 19 78

ATTEST:

STATE OF ALA. SHELBY CO. SCOTT & WILLIAMS CO., INC.
I CERTIFY THIS
DOCUMENT WAS FILED By *A. C. Scott*
Secretary President

STATE OF Alabama
COUNTY OF Jefferson

MAY -4 AM 9 23 Deed 12.50
Rec. 1.50 Sec mty 377-641
Index 1.00
15.00
JUDGE OF PROBATE

I, the undersigned
State, hereby certify that A. C. Scott
whose name as President of Scott & Williams Co., Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 2nd day of May

Guaranty Sav. & Loan
P.O. Box 128
Bham. Al. 35201

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William H. Halbrooks
Notary Public