



american title insurance company

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) Michael G. Kendrick, Attorney

(Address) 1507 City Federal Bldg., Birmingham, Al.

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of--Eighty-six Thousand Five Hundred and no/100--(\$86,500.00)--Dollars

to the undersigned grantor, L. S. Ward, 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

John T. Edmundson and wife, Marcia R. Edmundson

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 29 according to the Survey of Quail Run, as recorded in Map
Book 7, page 22 in the Probate Office of Shelby County, Alabama.
Subject to:

1. Ad valorem taxes for the current tax year.
2. 35 foot building line as shown by recorded map.
3. 7.5' easement rear and west as shown by recorded map.
4. Right of way to Al. Gas Co. in Vol. 206, page 21 in said
Probate Office.
5. Restrictions recorded in Misc. Vol. 22, page 638 and Misc. Vol.
22, page 841 in said Probate Office.

\$60,000.00 of the purchase price recited above was paid from mortgage
loan closed simultaneously herewith.



19790223000021940 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/23/1979 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, L. S. Ward
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of February 19 79

STATE OF ALA. SHELBY CO. deed to 2680 see mtg-388-513
ATTEST DEPT. OF REVENUE L. S. WARD, INC.

FILED Rec 1.50
Ind 1.00
29.00
1979 FEB 23 AM 8:42 Secretary

By L. S. Ward President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that L. S. Ward
whose name as President of L. S. Ward, 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 20th day of February 1979

WALDRER STEWART & KENDRICK

ATTORNEYS AT LAW

Michael G. Kendrick

Notary Public