

This instrument prepared by

(Name) Dale Corley 163

(Address) 1933 Montgomery Highway

John W. Ward, Jr.

5132 Hollow Log Lane

Birmingham, Alabama

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Three Thousand Five Hundred and no/100 DOLLARS

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

James B. Trammell and wife, Ellen M. Trammell

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

John W. Ward, Jr. and wife, Shirley Summers 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 9 according to the survey of Homestead, First Sector as recorded in Map Book 6, page 9, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Johnson & Associates Mortgage Company, recorded in Volume 354, Page 347, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 ~~K~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~ (we) will and ~~our~~ (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 2nd day of March, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED (Seal)

1981 MAR -4 AM 8:22 (Seal)

John A. Champagne (Seal)

CLERK OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James B. Trammell and wife, Ellen M. Trammell 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 2nd day of March, A. D., 1981.

Notary Public