

This instrument was prepared by

(Name) Dale Corley

(Address) 1933 Montgomery Highway

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 One Hundred Sixty Three Thousand and 00/100-----Dollars

to the undersigned grantor, Trimm Construction Company, 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

Harold P. Ward and Wynelle A. 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 15, according to the survey of Valdawood as recorded in Map Book 8,
Page 6 in the Probate Office of Shelby County, Alabama.

- Subject to:
1. Current taxes.
 2. Building setback line of 25' reserved from Street, as shown by plat.
 3. Public utility easements as shown by plat, including 10' easement on south and southwest sides of said lot.
 4. Title to all minerals within and underlying the premises, together with all mining rights in Deed Book 4 Page 441 and Book 111 Page 625.
 5. Easement to Alabama Power Company in Deed Book 124 Page 535, Deed Book 124 Page 493, Deed Book 130 Page 55, Deed Book 129 Page 576, Deed Book 124 Page 522, Deed Book 111 Page 267, Deed Book 326 Pages 122 and 124.
 6. Easement to South Central Bell in Deed Book 320 Page 928.
 7. Restrictions in Misc. Book 2 Page 298, Misc. 16 Page 768 and Misc. 35 Page 186 and amended by Misc. Book 16 Page 768.

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

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 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 encumbrances,

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, William H. Trimm who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December 19 81.

ATTEST: Deed TAX 103.00
Rec 1.50
Sud 1.00
105.50

TRIMM CONSTRUCTION COMPANY, INC.

By William H. Trimm President

STATE OF Alabama
COUNTY OF Jefferson

1982 JAN -6 AM 9:15

see Hg 417-741
NOTARY PUBLIC

I, the undersigned a Notary Public in and for said County in said State, hereby certify that William H. Trimm whose name as President of Trimm Construction Company, 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 30th day of December 19 81.

Notary Public