

SEND TAX NOTICE TO:

(Name) James L. Ward
Brenda Lee Ward
 (Address) 5541 Surrey Lane
Birmingham, Alabama 35243

This instrument was prepared by 1259
 (Name) Lee B. Lloyd
2121 Highland Avenue
 (Address) Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Thousand and no/100 DOLLARS

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

KARL L. DABBS and wife, BEVERLY S. DABBS

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

JAMES L. WARD and BRENDA LEE WARD

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 43, according to the survey of Wagon Trace, as recorded in Map Book 6, Page 140, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to mineral and mining rights incident thereto as set out in Deed Book 42, page 246 in said Probate Office; other easements and restrictions of record; current state, county and city taxes.

BOOK 349 PAGE 479

\$ 73,000.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 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 17th day of August, 19 83.

WITNESS: STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS
DEED WAS FILED
1983 AUG 25 AM 9:59 (Seal)
See Mtg 425-704 (Seal)

Karl L. Dabbs (Seal)
Beverly S. Dabbs (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

Deed Tax 7.00
 Rec 1.50
 Ins 1.00
9.50

I, Lee B. Lloyd, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karl L. Dabbs and wife, Beverly S. Dabbs whose names 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 17th day of August, A. D., 19 83
Dominick, Fletcher Lee B. Lloyd
 Notary Public.