

STATE OF ALABAMA
COUNTY OF SHELBY

626
WARRANTY DEED, JOINTLY
FOR LIFE WITH REMAINDER
TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum TEN Dollars (\$10.00), to the undersigned Grantor or Grantors, FLOYCE CARTER and FRANCES CARTER, Husband and Wife, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, FLOYCE CARTER and FRANCES CARTER (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN W. WARD, JR., and SHIRLEY S. WARD, Husband and Wife, (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:

A parcel of land lying in the SW 1/4 of SE 1/4, Section 9, Township 21 South, Range 2 West, and more particularly described as follows:

Starting at the Southwest corner of the said SW 1/4 of SE 1/4, Section 9, Township 21 South, Range 2 West, run northerly along the west boundary line of the said SW 1/4 of SE 1/4 a distance of 520.0 feet to an iron marker, the point of beginning; thence continue northerly along the same line a distance of 611.1 feet to the middle of a chert road; thence turn 99° 48' right and run easterly a distance of 390.2 feet to an iron marker in the middle of said chert road; thence turn 103° 29' to the right and run southwesterly a distance of 325.0 feet to an iron marker at a fence corner; thence turn 104° 15' left and run easterly 325.0 feet to the middle of a chert road; thence run southerly along the center line along the curves of said chert road a distance of 332.1 feet to an iron marker; thence run northwesterly 477.3 feet to the point of beginning.

Said parcel of land lies in the said SW 1/4 of SE 1/4, Section 9, Township 21 South, Range 2 West, and contains 6.3 acres, more or less.

This deed is secured by a mortgage on said property dated the 26 day of March, 1984 and recorded in the Probate Office of Shelby County in Volume 446 Page 695.

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.

800K 354 PAGE 684
RE H, Box 759-A
Alabaster, AL 35007

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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 we will and 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 and seals this 26 day of March, 1984.

Jack Work
Witness

Floyce Carter
Floyce Carter (Grantor)

Witness

Frances Carter
Frances Carter (Grantor)

Witness

John W. Ward Jr
John W. Ward, Jr. (Grantee)

Witness

Shirley S. Ward
Shirley S. Ward (Grantee)

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that FLOYCE CARTER and FRANCES CARTER, Husband and Wife, whose names are signed to the foregoing conveyance, as Grantors, 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 26th day of March, 1984.

Nadine P. Work
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

My Commission Expires May 3, 1987

1984 APR 11 AM 10:54
see Mtg 446-695

JUDGE OF PROBATE

Rec 3.00
Ind 1.00
4.00

