

(Name) JAMES T. WARD AND PATRICIA GAIL WARD

(Address) 5255 MIKE DRIVE
PINSON, AL 35126

This instrument was prepared by

1079

(Name) William A. Parker

(Address) 5661 10th Avenue South Birmingham, Alabama 35222

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$18,000.00) Eighteen Thousand DOLLARS

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

William A. Parker III and wife Judi Parker

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

James T. Ward and Patricia Gail 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 2, according to the survey of annex to Parker Subdivision, as recorded in map book 7, page 108, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

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 July, 19 84.

WITNESS:

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS FILED
1984 AUG 21 AM 8:11
JUDGE OF PROBATE

William A. Parker III (Seal)
Judi Parker (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, Betty Reynolds, a Notary Public in and for said County, in said State, hereby certify that William A. Parker III and Judi Parker whose names are signed to the foregoing conveyance, and who are 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 July, A. D., 19 84
CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
113 Shades Creek Pkwy Suite 203
BIRMINGHAM, AL 35209

COMMISSION EXPIRES APRIL 19, 1988

Notary Public

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