

SEND TAX NOTICE TO:

(Name) Steve T. Gold
5132 Hollow Log Lane
(Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
(Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWO THOUSAND AND NO/100----- (\$102,000.00) DOLLARS

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

John W. Ward, Jr. and wife, Shirley Summers Ward

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

Steve T. Gold and wife, Joanne Z. Gold

(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 9, according to the survey of Homestead, First Sector,

as recorded in Map Book 6, Page 9, in the Office of the

Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$80,090.00 of the purchase price recited above was paid from 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 7th

day of September, 19 84

WITNESS:

Deed Tax 22.00 (Seal)
Rec 2.50
Ind 1.00
25.50 (Seal)

I CERTIFY THIS INSTRUMENT (Seal)

STATE OF ALABAMA

JEFFERSON

001-728
1984 SEP 10 PH 12:18

John W. Ward Jr. (Seal)
John W. Ward, Jr.
Shirley Summers Ward (Seal)
Shirley Summers Ward (Seal)

I, the undersigned Frank K. Bynum, a Notary Public and for said County, in said State, hereby certify that John W. Ward, Jr. and wife, Shirley Summers Ward 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 and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September, 19 84.