

SEND TAX NOTICE TO:

(Name) Sam Ward and Diane Ward

(Address) _____

* 25,000
(Net 16,500
Cash + 8500)

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Franklin Jarvis, a married man; James Franklin Jarvis, as Executor of the Estate of George Thomas Jarvis, deceased; James Franklin Jarvis, as Executor of the Estate of Bessie Mae Jarvis, deceased; Barbara Ann Cheney, a married woman; Hazel Estelle Mason, a married woman and Harry Layton Jarvis, a married man our undivided interests

Sam Ward and wife, Diane 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:

PARCEL ONE: Lot 3, in Block 2, according to Thomas' Addition to the Town of Aldrich, as recorded in Map Book 3, page 52, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

PARCEL TWO: Lot 6, in Block 2, according to Thomas' Addition to the Town of Aldrich, as recorded in Map Book 3, page 52, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Right of way to Shelby County, as recorded in Deed Book 135, page 221, in Probate Office.
3. Easements for electric distribution lines, poles, and guy wires, as shown on recorded map of said subdivision.
4. Conveyance of water lines as recorded in Deed Book 124, page 108, in the Probate Office of Shelby County, Alabama.

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

day of _____, 19 88

WITNESSES:

Barbara Ann Cheney (Seal)
Barbara Ann Cheney

Hazel Estelle Mason (Seal)
Hazel Estelle Mason

Harry Layton Jarvis (Seal)
Harry Layton Jarvis

STATE OF ALABAMA

SHELBY COUNTY

James Franklin Jarvis (Seal)
James Franklin Jarvis

James Franklin Jarvis (Seal)
James Franklin Jarvis

James Franklin Jarvis, as Executor of the Estate of George Thomas Jarvis (Seal)
James Franklin Jarvis, as Executor of the Estate of George Thomas Jarvis

James Franklin Jarvis, as Executor of the Estate of Bessie Mae Jarvis (Seal)
James Franklin Jarvis, as Executor of the Estate of Bessie Mae Jarvis

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Franklin Jarvis, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 42 day of May A. D., 19 88

First Fed Bessemer

Carol M. Fowler

Notary Public.

BOOK 182 PAGE 902

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Franklin Jarvis as Executor of the Estate of George Thomas Jarvis, deceased, whose name 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 executed the same voluntarily on the day the same bears date, in his capacity as Executor.

Given under my hand and official seal this 4th day of May, 1988.

Lawrence M. Fowler
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Franklin Jarvis as Executor of the Estate of Bessie Mae Jarvis, deceased, whose name 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 executed the same voluntarily on the day the same bears date, in his capacity as Executor.

Given under my hand and official seal this 4th day of May, 1988.

Lawrence M. Fowler
Notary Public

STATE OF ALABAMA)
Shelby COUNTY)

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara Ann Cheney, a married woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of May, 1988.

Lawrence M. Fowler
Notary Public

STATE OF GEORGIA)
Apk COUNTY)

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hazel Estelle Mason, a married woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of April, 1988.

1. Deed Tax \$ 8.50

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 5.00

TOTAL 18.50

Melle S. Phillips
Notary Public

Notary Public, Georgia, Commission Expires 12/31/90
My Commission Expires 12/31/90

STATE OF GEORGIA)
Fulton COUNTY)

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harry Layton Jarvis, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 1988.

Lawrence M. Fowler
Notary Public

BOOK 182 PAGE 903

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 MAY -5 AM 7:58

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

Notary Public, Georgia
My Commission Expires 12/31/90

Notary Public, Georgia
My Commission Expires 12/31/90