

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

575

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY ONE THOUSAND FIVE HUNDRED & 00/100--- (\$121,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Boyd Lane Bristow and wife, Melanie K. Bristow (herein referred to as grantors), do grant, bargain, sell and convey unto Troy Dewayne Ward and wife, Suzanne Hunt Ward (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 221 PAGE 225

Lot 20, Block 1, according to the survey of Cedar Cove, Phase III, as recorded in Map Book 10, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$115,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 138 Cedar Cove Drive, Pelham, Alabama 35124

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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 3rd day of January, 1989.

- 1. Deed Tax \$ 650
- 2. Mtg. Tax
- 3. Recording Fee 250
- 4. Indexing Fee 100
- TOTAL 1000

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

89 JAN -6 AM 10:47

[Signature]
JUDGE OF PROBATE

Boyd Lane Bristow (SEAL)
Boyd Lane Bristow

Melanie K. Bristow (SEAL)
Melanie K. Bristow

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Boyd Lane Bristow and wife, Melanie K. Bristow 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 3rd day of January A.D., 1989

[Signature]
Notary Public