

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: J. V. Lamar and Sharon Blackmon
Route 4 Camp Branch, Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One-Hundred-Thirty-Thousand and 00/100 (\$130,000.00) Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, John W. Ward, Jr. and wife, Shirley S. Ward (herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto, J. V. Lamar and Sharon Blackmon, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby, Alabama, to-wit:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SOUTHEAST 1/4, SECTION 9, TOWNSHIP 21 SOUTH, RANGE 2 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4, SECTION 9, TOWNSHIP 21 SOUTH, RANGE 2 WEST, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF THE SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4 A DISTANCE OF 320.0 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 DEG. 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 DEG. 29' TO THE RIGHT AND RUN SOUTHWESTERLY A DISTANCE OF 325.0 FEET TO AN IRON MARKER AT A FENCE CORNER; THENCE TURN 104 DEG. 15' LEFT AND RUN EASTERLY 225.0 FEET TO 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 477.2 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 we do for ourselves and for our heirs, executors and administrators covenant with 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 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 hands and seals, this 27th day of February, 1989.

1. Dead Tax \$ 130.00
2. Mtg Tax 2.50
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 133.50

STATE OF ALABAMA
COUNTY OF SHELBY

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

89 MAR -2 AM 10:30

JUDGE OF PROBATE

John W. Ward, Jr. (SEAL)
John W. Ward, Jr.
Shirley S. Ward (SEAL)
Shirley S. Ward

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Ward, Jr. and wife, Shirley S. Ward, 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 foregoing conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 27th day of February, 1989.

My Commission Expires: 1/19/90

Kings Title

[Signature]
Notary Public

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