

This instrument was prepared by

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Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Fred Hall, a single man and Ruth Jackson, a married woman
herein referred to as grantors) do grant, bargain, sell and convey unto

Wayne Ward and Shelia 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:

Commence at the SW Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West; thence run easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, 305.00' to the Point of Beginning of property herein described; thence continue along last described course 140.00'; thence run northerly and parallel to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, 108.00'; thence West and parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run 140.00' to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence South and along said West line, run 108.00' to the Point of Beginning. Containing .34 acres, mor or less.

Grantee's address
P.O. Box 1239
Alabaster, AL 35007

1. Deed Tax	\$ 1.00
2. Int. Tax	\$
3. Recording Fee	\$ 2.50
4. Notary Fee	\$ 3.00
5. Notary Fee	\$
6. County Fee	\$ 1.00
Total	\$ 7.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 17th day of May, 19 90.

WITNESS:

STATE OF ALABAMA SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
90 MAY 17 AM 9:19

Fred Hall (Seal)
Ruth Jackson (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred Hall, a single man and Ruth Jackson, a married woman 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of May, A. D., 1990

Form 31-A



William R. Justice
Notary Public.