

This instrument was prepared by  
RICHARD W. VICKERS, ATTORNEY  
Post Office Box 649  
Columbiana, Alabama 35051  
(205) 669-1771

Title Not Examined  
Legal furnished by  
Grantee

\$500<sup>00</sup>

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Dollars and 00/100 (\$2.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Jack Lenton Ward, III, a married man, (herein referred to as GRANTOR) hereby bargains, grants, sells and, conveys to Jack Lenton Ward, III, a married man, and Antoinette Vickers Ward, a married woman, (herein referred to as GRANTEE), 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 right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

The SE $\frac{1}{4}$  of SE $\frac{1}{4}$  and the SW diagonal half of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, excepting that portion sold to the Water Works Board of the Town of Calera, as described in Deed Book 186, Page 370 in the Probate Office of Shelby County, Alabama.

The NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 12, all in Township 22 Range 3 West. The SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 6, Township 22, Range 2 West, except that part conveyed to Joshua M. Frost by deed recorded in Deed Book 27, Page 147, in the Probate Office of Shelby County, Alabama. Also except that easement or right of way to the Water Works Board of the Town of Calera, as recorded in Deed Book 186, Page 370 in the Probate Office of Shelby County, Alabama.

Also excepting Highway Right of Way Less and except all that part of the SW diagonal half of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 22 South, Range 3 West, which lies North and East of Shelby County Road No. 22, being two acres, more or less.

AND

All that part of the following described property which lies South of Shelby County Road No. 22: The NE diagonal  $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 22 South, Range 3 West, and the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 6, Township 22, Range 2 West.

AND

A parcel of land situated in the NW $\frac{1}{4}$  of Section 7, Township 22 South, Range 2 West, described as follows:

Begin at the NW corner of Section 7 and go south 81 degrees 21 minutes East along the north boundary of Section 7 for 1873.14 feet; thence south 5 degrees 39 minutes west for 202.0 feet; thence south 70 degrees 04 minutes west for 2072.43 feet to the west boundary of Section 7; thence north 5 degrees 38 minutes east along this boundary for 1196.00 feet to the point of beginning, containing 30 acres, more or less;

LESS AND EXCEPT

Begin at the NE corner of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 1, Township 22 South, Range 2 West. Thence west along the north line of SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 22 South, Range 2 West a distance of 300 feet; thence South 600 feet; thence East 300 feet; thence North 600 feet to the point of beginning.

AND

Commence at the SW corner of Section 6, Township 22 South, Range 2 West, thence run Easterly along the South line of said Section 6 a distance of 1024.00 feet to the point of beginning of the property being described, thence continue along last described course 419.00 feet to a point, thence turn an angle to the left of 93 degrees 56 minutes and run Northerly 1493.14 feet to a point on the South right of way line of Shelby County highway number 22, thence turn an angle of 125 degrees 54 minutes and run Southwesterly along said right of way line 182.89 feet to a point, thence turn an angle of 5 degrees 40 minutes to the right and to the right and continue along right of way 100.20 feet to a point, thence turn an angle of 7 degrees 11 minutes to the right and continue along right of way 99.28 feet to a point, thence turn an angle of 7 degrees 52 minutes to the right and continue along right of way 99.28 feet to a point, thence turn an angle of 6 degrees 41 minutes to the right and continue along right of way 62.40 feet to a point, thence turn an angle of 81 degrees 37 minutes to the left and run Southerly 53.20 feet to a point, thence turn an angle of 2 degrees 58 minutes to the left and run Southerly 1187.37 feet to the point of beginning, containing 13.98 acres.

8730 Hwy 22  
Montevallo, AL 35115

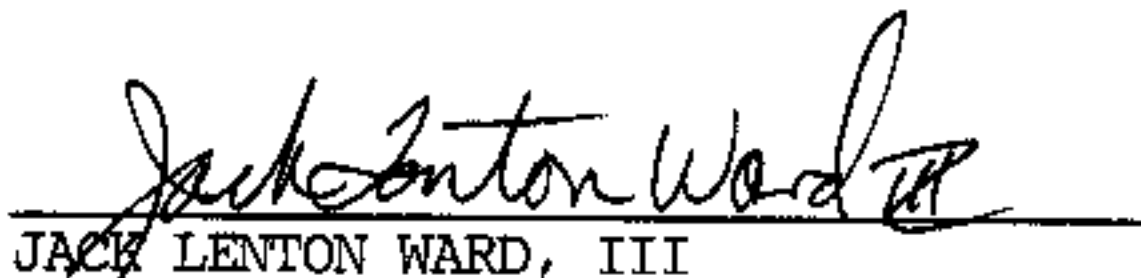
Inst # 1993-40930

12/21/1993-40930  
09:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DCE MCB 11:50

TO HAVE AND TO HOLD to 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

Given under my hand and seal this 4th day of March, 1993.

  
JACK LENTON WARD, III

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jack Lenton Ward, III, 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 4th day of March, 1993.

  
NOTARY PUBLIC

My Commission Expires: 8-14-95

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