

STATE OF ALABAMA)

SHELBY COUNTY)

Prepared by: Murphy & Murphy, P.C.
P. O. Drawer 1736
Andalusia, AL 36420

Warranty Deed

Jointly for Life, Remainder to the Survivor

Know All Men By These Presents, That in consideration of Ten Dollars and Other Valuable Considerations to the undersigned grantors, **Kenneth Ward** and wife, **Martha Ann Ward a/k/a Martha H. Ward**, in hand paid by **Wayne Allen Swinney, Jr.**, and wife, **Lori Jean Swinney**, the receipt whereof is hereby acknowledged, we do grant, bargain, sell and convey unto the said **Wayne Allen Swinney, Jr.**, and wife, **Lori Jean Swinney**, 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, to-wit:

Parcel I:

Commence at the Southwest corner of Lot 7, according to Grady King's Subdivision as shown by plat recorded in Map Book 5, page 81, in the Probate Office of Shelby County, and run thence South along the West line of Lot 8 a distance of 225.45 feet to the Southwest corner of Lot 8 of said subdivision; thence turn an angle of 103 deg. 05 min. to the left and run in a Northeasterly direction to a point on the South line of said Lot 8 which point is due South of the Southeast corner of Lot 7; thence North to the Southeast corner of said Lot 7; thence turn an angle of 89 deg. 42 min. to the left and run along the South line of said Lot 7, 179.14 feet to the point of beginning.

Also known as Lot 8, Grady King's Subdivision as recorded in Map Book 5, Page 81, in the Probate Office of Shelby County, Alabama.

Parcel II:

Commence at the Northeast corner of the NW 1/4 of NE 1/4 of Section 26, Township 20, Range 3 West and run South along the East line of said 1/4-1/4 a distance of 535 feet; thence turn an angle of 90 deg. to the right and run in a Westerly direction 1836.3 feet to a point; thence turn an angle of 90 deg. to the right and run North 3069.5 feet to the point of beginning of the lot herein conveyed; thence turn an angle to the right of 76 deg. and run in an Easterly direction a distance of 210 feet; thence run South 210 feet to a point; thence run in a Westerly direction to a point which is 210 feet South of the point of beginning; thence run North 210 feet to the point of beginning, being situated in the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 20, Range 3 West.

situated in the County of Shelby, State of Alabama.

To Have And To Hold, to the said **Wayne Allen Swinney, Jr.** and wife, **Lori Jean Swinney**, for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with contingent remainder and right of reversion. And we do for ourselves and our heirs, executors and administrators, covenant with the said **Wayne Allen Swinney, Jr.** and wife, **Lori Jean Swinney**, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, and 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 **Wayne Allen Swinney, Jr.** and wife, **Lori Jean Swinney**, their heirs and assigns forever, against the lawful claims of all persons.

07/14/1995-18682
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.00

Inst # 1995-18682

Given under our hands and seals, this 30th day of June, 1995.

Kenneth Ward (SEAL)
Kenneth Ward

Martha Ann Ward (SEAL)
Martha Ann Ward a/k/a Martha H. Ward

STATE OF ALABAMA)

COVINGTON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Kenneth Ward** and wife, **Martha Ann Ward a/k/a Martha H. 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 1995.

Marion
NOTARY PUBLIC

The Address of the Grantees is:
Wayne Allen Swinney, Jr.
612 King Valley Circle
Pelham, AL 35124

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