

This instrument was prepared by

Conwill & 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 One and no/100----- DOLLARS
and to make description more certain
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Wayne Ward and wife, Shelia Ward
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:

A tract of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, more particularly described as follows:
Commence at the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 1, Township 21 South, Range 3 West, said corner being a found 1.5" open top pipe; thence go in an Easterly direction along the South line of said quarter/quarter section a distance of 165.00 feet to the point of beginning of the tract herein described, said point being a set 0.5" rebar; thence continue along the last described course a distance of 140.00 feet to a point, said point being a set 0.5" rebar; thence turn left 89 deg. 06 min. 47 sec. and go in a Northerly direction and parallel to the West line of said quarter/quarter section a distance of 108.00 feet to a point, said point being a set 0.5" rebar; thence turn left 90 deg. 53 min. 13 sec. and go in a Westerly direction and parallel to the South line of said quarter/quarter section a distance of 140.00 feet to a point, said point being a set 0.5" rebar; thence turn left 89 deg. 06 min. 47 sec. and go in a Southerly direction a distance of 108.00 feet to the point of beginning. Described tract containing 0.35 acres, more or less.

DESCRIPTION CONTINUED ON REVERSE SIDE

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 24th
day of July, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Wayne Ward (Seal)
Wayne Ward
Shelia Ward (Seal)
Shelia Ward

(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State,
hereby certify that Wayne Ward and wife, Shelia Ward
whose name is 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 24th day of July A. D., 19 96

Form 31-A

Notary Public.

07/24/1996-23864
12:31 PM CERTIFIED
General Acknowledgment
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 12.00

Inst # 1996-23864

ALSO, a 20 foot wide private easement for ingress and egress to the above described tract, located in the South half of the NW $\frac{1}{4}$ of said Section 1, Township 21 South, Range 3 West, and being 10 feet either side of the following described centerline:

Commence at the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 1, Township 21 South, Range 3 West, said corner being a found 1.5" open top pipe; thence go in an Easterly direction along the South line of said quarter/quarter section a distance of 165.00 feet to the point of beginning of the centerline of a gravel drive and the easement herein described; thence turn right 167 deg. 39 min. 46 sec. and go in a Southwesterly direction a distance of 128.43 feet; thence turn left 19 deg. 30 min. 20 sec. and go in a Southwesterly direction a distance of 30.66 feet; thence turn left 18 deg. 36 min. 13 sec. and go in a Southwesterly direction a distance of 48.92 feet; thence turn left 14 deg. 34 min. 34 sec. and go in a Southwesterly direction 132 feet, more or less to the North right-of-way of 5th Avenue Southeast.

Said tract SUBJECT TO any and all easements of record.

All according to survey of Robert D. Shaw, registered surveyor. Said survey dated 5/3/96.

Inst # 1996-23864

07/27/1996-2000
12:31 PM CERTIFIED
WILSON COUNTY JUDGE B. CHAMBERLAIN
002 03 12.00

Return to:

Shirley S. Shad
TO

P.O. Box 1239

Calhoun, AL. 35007

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

CONWILL & JUSTICE

P. O. Box 567

Columbiana, Alabama 35051