

send tax notice to: Jack Ward III

~~225 Gardner Street~~ 225 Gardner St
Montevallo, AL 35115

Inst # 1998-03528

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

\$31500.00

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that, **Frank W. McCollough, and wife, Virginia Carolyn Caine McCollough**, hereinafter called "Grantors", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jack L. Ward III, and his wife, Antoinette V. Ward**, hereinafter called "Grantees" 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:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, more particularly described as follows: Commence at the intersection of the South right of way of Alabama Highway No. 25 and the East right of way of Gardner Street; thence run South along the East right of way of Gardner Street for 625.0 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 100.49 feet; thence turn an angle to the left of 90 degrees 54 minutes 31 seconds and run East for 144.26 feet; thence turn an angle to the left of 88 degrees 48 minutes 43 seconds and run North for 100.51 feet; thence turn an angle to the left for 91 degrees 11 minutes 33 seconds and run West for 144.75 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is subject to all easements, rights-of-ways and restrictions of record, if any, affecting said property.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 30 day of January, 1997 at 831 Island Street, Montevallo, Alabama.

GRANTORS

Frank W. McCollough s.
Virginia Carolyn Caine McCollough s.

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the Frank W. McCollough, and Virginia Carolyn Caine McCollough, who signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4357

Inst # 1998-03528

02/03/1998 -03528
12:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 40.00