

Send Tax Notice:

Jack L. Ward, III

8730 Hwy 22

Montevallo AL 35115

STATE OF ALABAMA)

SHELBY COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this deed made this the 6TH day of May, 1999 by and between Firstar Bank, NA, a corporation and formerly known as Star Bank NA, (hereafter referred to as Grantor), and Jack L. Ward, III and his wife Antoinette V. Ward (hereinafter referred to as Grantees);

WITNESS THAT:

The Grantor deed hereby for and in consideration of the sum of Twenty-One Thousand Five Hundred Dollars and no/100 (\$21,500.00) in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees herein as joint tenants, with right of survivorship, the following described real estate in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 3 West; thence North 0 degrees 00 minutes 00 seconds West along the West line of said 1/4 - 1/4 section a distance of 153.70 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 526.20 feet to the point of beginning; thence North 57 degrees 50 minutes 00 seconds West a distance of 130.00 feet; thence North 52 degrees 10 minutes 00 seconds East a distance of 115.00 feet; thence South 57 degrees 50 minutes 00 seconds East a distance of 130.00 feet; thence South 52 degrees 10 minutes 00 seconds West a distance of 15.00 feet; thence South 57 degrees 50 minutes 00 seconds East a distance of 50.5 feet; thence South 52 degrees 10 minutes 0 seconds West a distance of 100.00 feet; thence North 57 degrees 50 minutes 00 seconds West a distance of 50.5 feet to the point of beginning.

Subject to: All easements, restrictions and rights of way of record.

All rights of redemption from foreclosure recorded in Inst. 1998-42401 due to expire October 28, 1999.

TO HAVE AND TO HOLD to the same unto the Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this

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10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 32.50

Inst # 1999-21027

conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not herein shall take as tenant in common.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrance made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantor herein but not otherwise.

IN WITNESS WHEREOF, the Grantor by CATHY JARBOE, as
ASST. VICE PRESIDENT who is authorized to execute this conveyance has set its signature and
seal this the _____ day of May, 1999.

Firstar Bank NA

BY: CATHY JARBOE
as ASST. VICE PRESIDENT of Firstar Bank, NA, a
corporation and formerly known as Star Bank, NA

STATE OF KENTUCKY
DAVIESS COUNTY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County and said State at Large, hereby certify that CATHY JARBOE whose name as ASST. VICE PRES. for Firstar Bank, NA, a corporation and formerly known as Star Bank, NA, is signed in the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 6th
day of May, 1999.

Cristi Edge
NOTARY PUBLIC

My Commission Expires: 02-01-2003

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
P.O. BOX 261
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4357

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