

**WARRANTY DEED--JOINT TENANCY**

✓ This instrument was prepared by  
 ✓ Steven R. Sears, attorney  
 655 Main Street, BX Four  
 Montevallo, AL 35115+0004  
 telephone: 665-1211  
 without benefit of title evidence.

State of Alabama)  
 County of Shelby)

Please send tax notice to:  
 Jessie Mae Ward Cottingham  
 BX 174, 155 Railroad Avenue  
 Montevallo, AL 35115  
 Inst # 2001-18879

05/10/2001-18879  
 10:53 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 NB 14.50

Inst # 2001-18879

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Jessie Mae Ward Cottingham, an unremarried widow, of BX 174, 155 Railroad Avenue, Montevallo, AL 35115; and Vera Smelley Smith, of BX 14, Centreville, AL 35042; do grant, bargain, sell, and convey unto Jessie Mae Ward Cottingham, an unremarried widow, of BX 174, 155 Railroad Avenue, Montevallo, AL 35115; and Bessie L Ward Farrington, a married woman, of BX 376, Montevallo, AL 35115; (herein referred to as grantees) for and during their joint lives and upon the death of any of them, then to the survivor(s) 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 lot next door to a house at 155 Railroad Avenue, Montevallo, AL 35115, more particularly described as: That part of the Cecil H Wells tract of land in Montevallo between §§3 and 4, Twp 24N, R12E, further described as: Begin at a point 50 feet from the center of the Norfolk-Southern Railway at the SE corner of the Dock Brown lot, and run northwesterly 200 feet; thence westerly 50 feet; thence southeasterly 200 feet; thence northeasterly 50 feet to the point of beginning.

Said lot fronts on the Norfolk-Southern Railway, and is the same property heretofore conveyed to Clara Mae Ward Barber on December 30, 1933 by Cecil H Wells and wife Carnis G Wells via a deed recorded 17 June 1936 at deed book 96, page 190 in the Shelby County Probate records.

Source of title: A deed to grantor and Clara Mae Ward Barber jointly executed 28 December 1965 and recorded 28 December 1965 at deed book 239, page 672 of the Shelby County Probate Records. Clara Mae Ward Barber died on November 24,

1990. Grantor is the same person as the Amanda Laura Ward Joseph named therein.

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

We do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 25 April 2001.

Witness:

Steven Sears

Jessie Mae Ward Cottingham (Seal)  
Jessie Mae Ward Cottingham

Vera Smelley Smith (Seal)  
Vera Smelley Smith

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Jessie Mae Ward Cottingham and Vera Smelley Smith, whose names are signed to the foregoing conveyance, and who are (made) 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 25 April 2001.



My Notarial Commission Expires March 7, 2002

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