

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.

Please send tax notice to:
 Jessie Mae Ward Cottingham
 BX 174, 155 Railroad Avenue
 Montevallo, AL 35115

Inst # 2001-22784

06/05/2001-22784
 10:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 004 MB 24.50

State of Alabama)
 County of Shelby)

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; Vera Smelley Smith, of BX 14, Centreville, AL 35042; Georgia Gracie Ward, of 1825 Madison Avenue, Anderson, IN 46011; and Otis James Ward, of 1710 Halford Street, Anderson, IN 46016; do grant, bargain, sell, and convey unto Jessie Mae Cottingham, an unremarried widow, of BX 174, Montevallo, AL 35115; Bessie L Ward Farrington, a married woman, of BX 376, Montevallo, AL 35115; Georgia Gracie Ward, an unmarried woman, of 1825 Madison Avenue, Anderson, IN 46011; and Otis James Ward, an unmarried man, of 1710 Halford Street, Anderson, IN 46016 (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 house and lot at 155 Railroad Avenue, Montevallo, AL 35115, more particularly described as: That part of the Cecil H Wells tract of land in Montevallo, fronting the Norfolk-Southern Railway tracks, between §§3 and 4, Twp 24N, R12E, as follows: Beginning at a point 50 feet from the center of the Norfolk-Southern track, at the SE corner of the Price Ward lot, run northwestward 200 feet; thence westward 50 feet; thence southeastward 200 feet; thence northeastward 50 feet to the point of beginning.

Being the same property conveyed to Price Ward by Cecil H Wells and wife Carnis G Wells on June 10, 1935, as shown by deed recorded in deed book 96 at page 135 and deed book 218 at page 769, Office of the Judge of Probate of

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Shelby County, Alabama.

Source of title: a warranty deed executed 18 December 1965 and recorded 20 January 1966 at deed book 240, pages 127-8 of the Shelby County Probate Office. A warranty deed executed 28 October 1996 and recorded at instrument #96:38755. Amanda Laura Anderson died in March 2001 without alienating or encumbering her interest in this property.

The conveyed property forms the homestead of the grantor Jessie Mae Ward Cottingham.

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 24 April 2001.

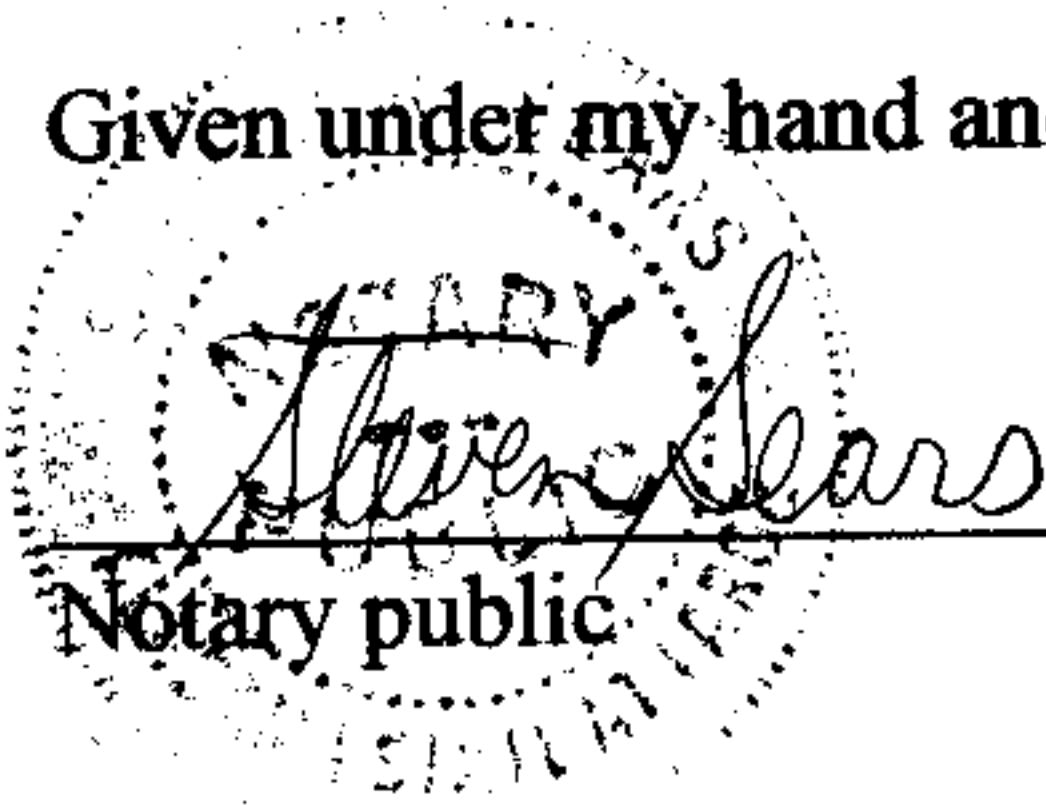
Witness:

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, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

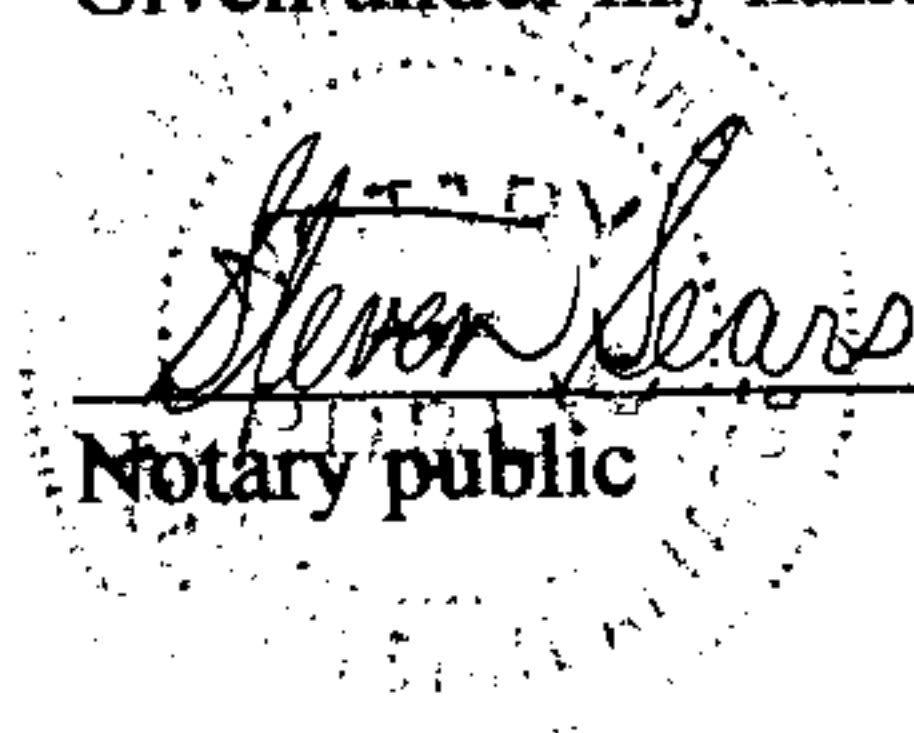
Given under my hand and official seal this 25 April 2001.



My Notarial Commission Expires March 7, 2002

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Vera Smelley Smith, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she 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

Georgia Gracie Ward (Seal)
Georgia Gracie Ward

Otis James Ward (Seal)
Otis James Ward

I, the undersigned notary public for the State of Indiana, hereby certify that Georgia Gracie Ward, and Otis James Ward 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 May 2001.

Allie H. Dixon 05/24/2001
Notary public

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