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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

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, I, Bessie L Ward Farrington, a married woman, of BX 376, Montevallo, AL 35115 do grant, bargain, sell, and convey unto: Barbara J Maeweather Belisle, an unmarried woman, of 50 Salem Road, Montevallo, AL 35115; Jessie Mae Cottingham, an unremarried widow, of BX 174, 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, all my interest in 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 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 no part of the homestead of the grantor.

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.

I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am 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 I will and my 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, I have set my hand and seal, this 10 July 2002.

Witness:

Steven Sears

Bessie L Ward Farrington
Bessie L Ward Farrington

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Bessie L Ward Farrington 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 10 July 2002.

Edna Lape Lee
Notary public

My Commission Expires 8th October 2003