

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
David Paul Rauch and Joan Catherine Rauch
101 High Ridge Trace
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Paul D. Ward, and wife, Lillian H. Ward and Raymond E. Ward, a married man**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **David Paul Rauch and Joan Catherine Rauch**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 88, according to the Resurvey of the Final Plat of High Ridge Village, Phase 4, as recorded in Map Book 29, Page 83, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2009 and subsequent years not yet due and payable until October 1, 2009. Existing covenants and restrictions, easements, building lines and limitations of record.

Property conveyed herein does not constitute the homestead of Grantor, Raymond E. Ward, or that of his spouse.

\$130,173.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **12th** day of **March, 2009**.

Paul D. Ward by Raymond E. Ward, Attorney in Fact
Paul D. Ward by Raymond E. Ward,
his Attorney in Fact
Raymond E. Ward
Raymond E. Ward

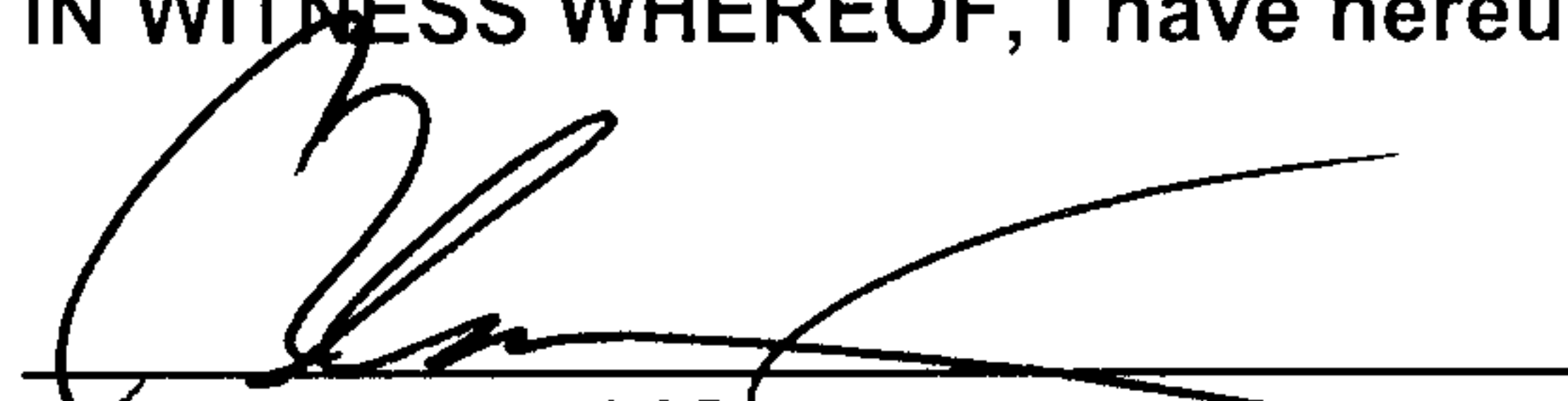
Lillian H. Ward by Raymond E. Ward, Attorney in Fact
Lillian H. Ward by Raymond E. Ward,
her Attorney in Fact

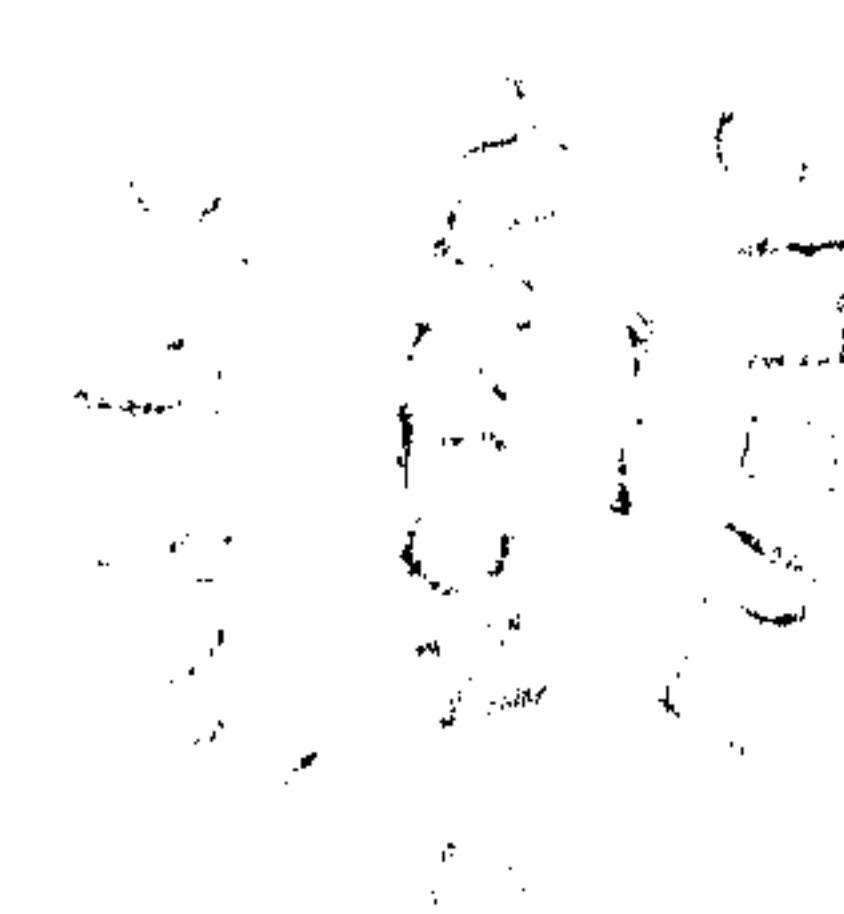
CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Raymond E. Ward, whose name as Attorney in Fact for Paul D. Ward, a married man, under that certain Durable Power of Attorney recorded on 3-20, 2009 in Instrument No. 20090320000104520 in the Probate Office of Shelby County, Alabama, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of March, 2009.

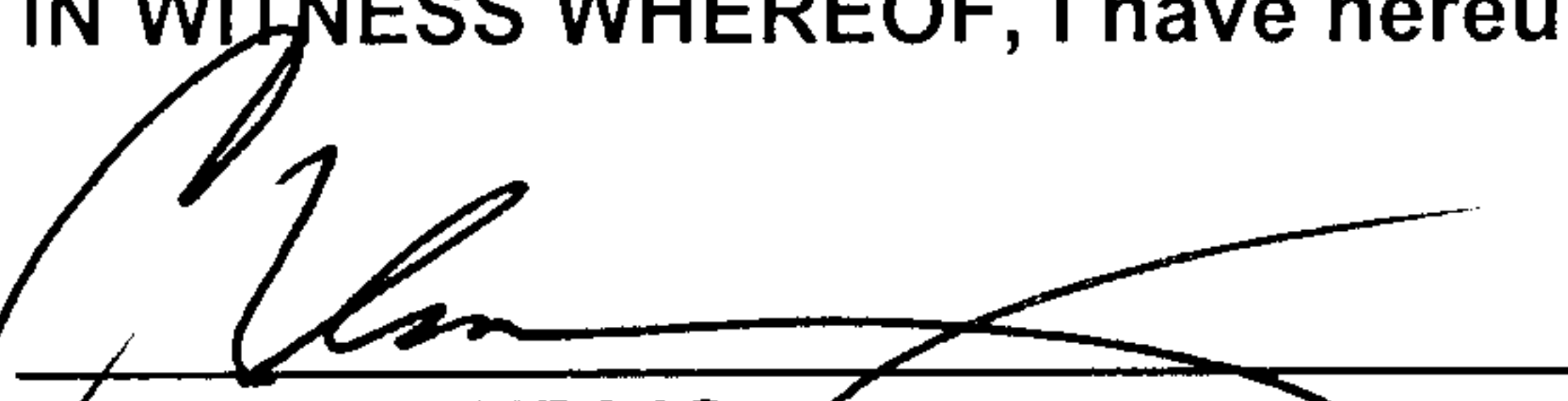

NOTARY PUBLIC
My Commission Expires: 6-5-2011



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Raymond E. Ward, whose name as Attorney in Fact for Lillian H. Ward, a married woman, under that certain Durable Power of Attorney recorded on 3-20, 2009 in Instrument No. 20090320000104530 in the Probate Office of Shelby County, Alabama, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of March, 2009.

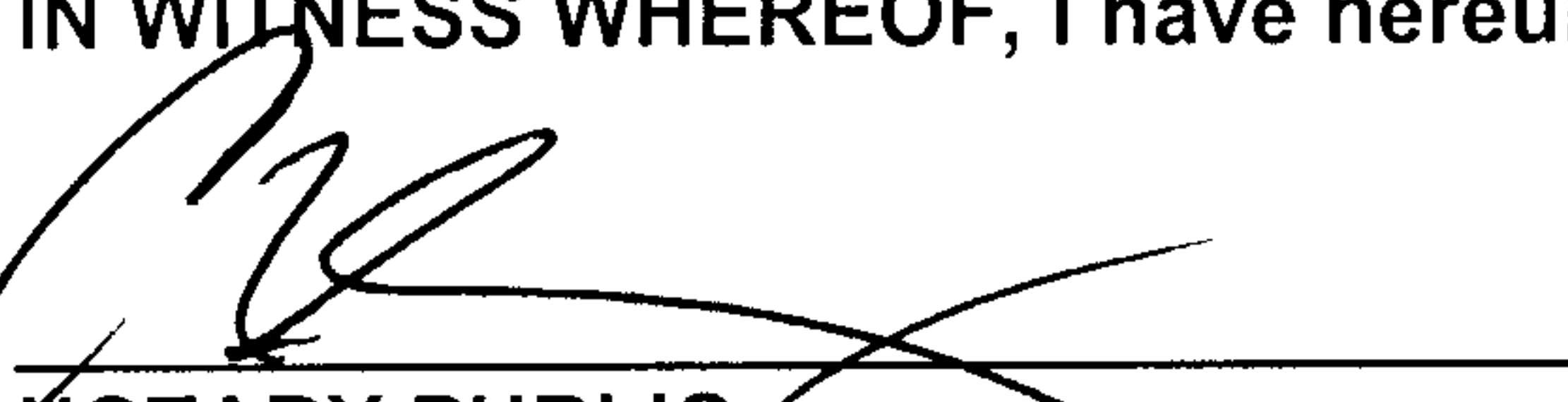

NOTARY PUBLIC
My Commission Expires: 6-5-2011



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Raymond E. Ward, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of March, 2009.


NOTARY PUBLIC
My Commission Expires: 6-5-2011

