

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **SIXTY SIX THOUSAND AND NO/100 (\$66,000.00)** and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, **LATOYA N. FLOYD LEDYARD AND BOSNIC N. LEDYARD, WIFE AND HUSBAND** (herein referred to as said GRANTORS do by these presents GRANT, BARGAIN, SELL and CONVEY unto, **LATOYA FLOYD LEDYARD AND BOSNIC N. LEDYARD**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 6, BLOCK 1, ACCORDING TO THE SURVEY OF CEDAR BEND, PHASE I, AS RECORDED IN MAP BOOK 17, PAGE 139, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL OUTSTANDING INDEBTEDNESS ON SUBJECT PROPERTY.

LATOYA N. FLOYD LEDYARD IS ONE AND THE SAME AS LATOYA N. FLOYD AS STATED ON TITLE.

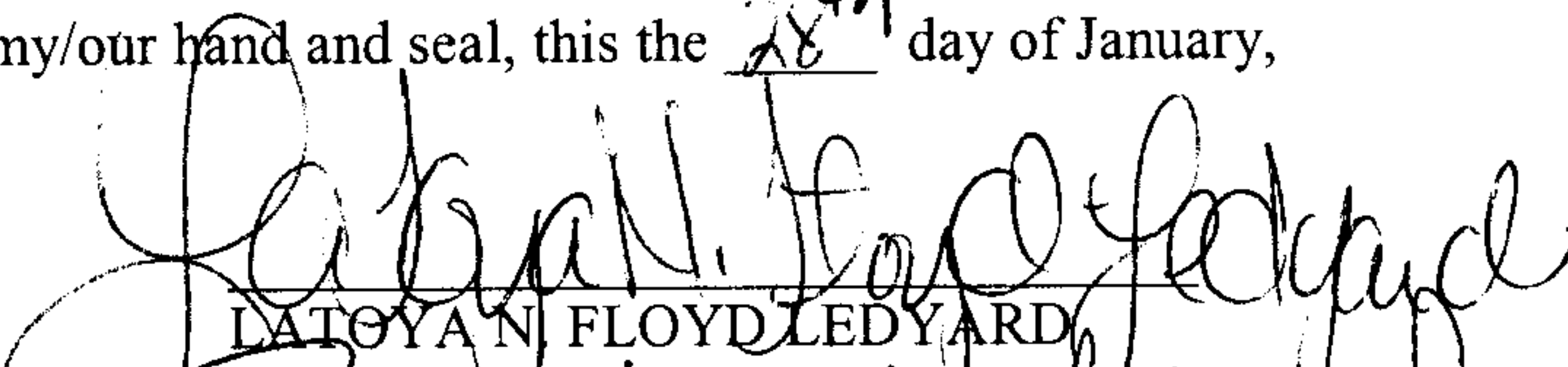
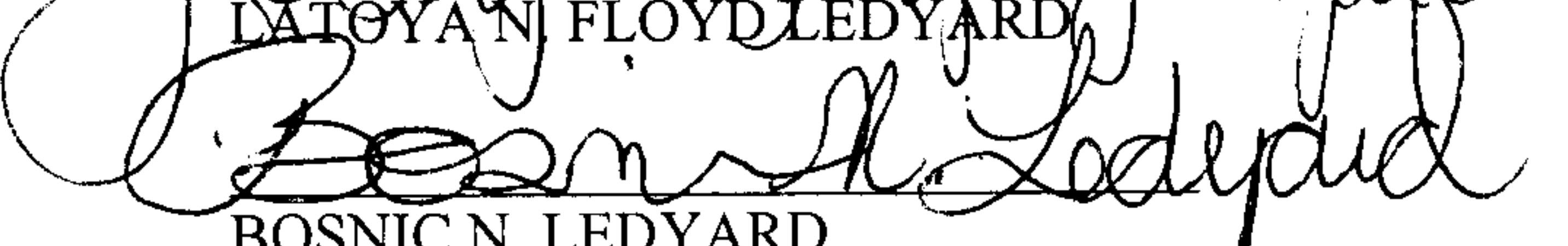
THE PURPOSE OF THIS DOCUMENT IS TO ADD SPOUSE TO TITLE.

Subject to: Easements, restrictive covenants and rights of ways as shown by the public records.
Ad valorem taxes for the year 2010 and any subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 28th day of January, 2011.


LATOYA N. FLOYD LEDYARD

BOSNIC N. LEDYARD

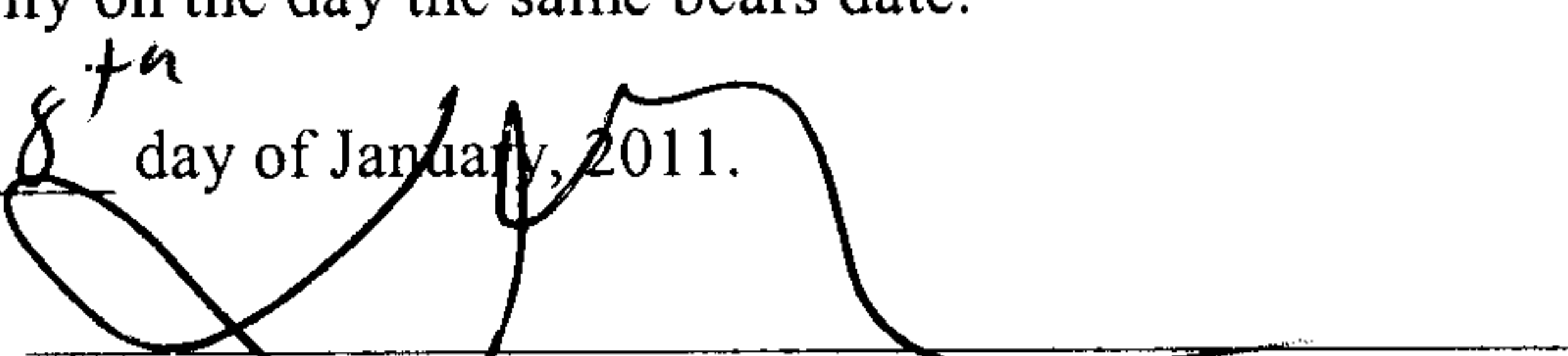
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and state hereby certify, LATOYA N. FLOYD LEDYARD AND BOSNIC N. LEDYARD, whose name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 28th day of January, 2011.

My Comm. Exp.:


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
THE SNODDY LAW FIRM, LLC
2106 DEVEREUX CIRCLE, SUITE 130
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
LATOYA FLOYD LEDYARD AND BOSNIC N. LEDYARD
118 CEDAR BEND DRIVE
HELENA, ALABAMA 35080-3326

