

This instrument was prepared by

(Name) Jones & Waldrop, Attorney
1009 Montgomery Highway
(Address) Birmingham, Al. 35216

Send tax notice to: William C. Ledbetter
577 Russet Bend Dr.
Bessemer, Al. 35023

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred six thousand seven hundred and no/100 (\$106,700.00 Dollars

to the undersigned grantor, Vista Properties, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William C. Ledbetter and Ann Morrow Ledbetter

(herein referred to as GRANTEEES) 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 Shelby County, Alabama:

Lot 5, according to the map and survey of Russet Bend, as recorded in Map Book 11, page 52 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$96,300 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 164 PAGE 938

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
87 DEC 28 PM 11:52

James G. Linder, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 10.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 14.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James B. Wagon, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of December 19 87

ATTEST:

VISTA PROPERTIES, INC.

By James B. Wagon, Jr. President
James B. Wagon, Jr.

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that James B. Wagon, Jr. whose name as President of Vista Properties, Inc. a corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 22 day of December

19 87

James B. Wagon, Jr.
Notary Public