

This instrument was prepared by

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Birmingham, Alabama 35244

1330

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY THREE THOUSAND NINE HUNDRED & NO/100— (\$183,900.00) DOLLARS to the undersigned grantor, Smith & Patterson Construction, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto George T. Wallace and wife, Marlene Wallace (herein referred to as GRANTEES) 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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 109, according to the Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$174,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5609 Tamarac Trace, Birmingham, Alabama 35242

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Wayne Patterson, who is authorized to execute this conveyance, hereto set its signature and seal, this the 11th day of May, 1990.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAY 18 PM 12:01

Smith & Patterson Construction, Inc.
By: Wayne Patterson
Wayne Patterson, President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

Judge of Probate

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Wayne Patterson whose name as the President of Smith & Patterson Construction,, 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 11th day of May, 1990

Judy A. Knight
Notary Public 2-25-91

1. Deed Tax	\$10.00
2. Notary Fee	2.50
3. L.S.	3.00
4. L.S.	
5. Notary Fee	
6. Commission	\$11.00
Total	\$26.50