

This instrument was prepared by

Send Tax Notice To: Mark A. Waddell

(Name) Larry L. Halcomb

name
1042 Paradise Cove Lane
address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Wilsonville, AL 35186

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

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED FORTY FIVE THOUSAND TWO HUNDRED AND NO/100.....
.....DOLLARS (\$245,200.00)

to the undersigned grantor, Mac-San Builders, Inc.

..... a corporation,
(herein referred to as 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 Mark A. Waddell and wife, Debra Lee Waddell

(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 right of reversion, the following described real estate, situated in Shelby County, AL to-wit:

Lot 13, according to the Survey of Paradise Cove, as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 1997.
Subject to items on attached Exhibit "A".

\$ 196,150.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1997-15312

05/16/1997-15312
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 60.50

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 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, R. Scott McDanal who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of May 1997
Mac-San Builders, Inc.

ATTEST:

By R. Scott McDanal, President

STATE OF Alabama
COUNTY OF Jefferson

} a Notary Public in and for said County in said

I, Larry L. Halcomb
State, hereby certify that R. Scott McDanal
whose name as President of Mac-San Builders, 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 13th day of May 1997

Larry L. Halcomb
Notary Public

My Commission Expires:
January 1, 1998

Inst # 1997-15312

EXHIBIT "A"

Easement over the Southeasterly 7.5 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditched as shown on recorded map.

Restrictions and covenants appearing of record in Real Volume 365, Page 667 and in Map Book 15, Page 77.

Right-of-way granted to Alabama Power Company recorded in Deed Book 133, Page 281; Deed Book 143, Page 444 and Deed Book 213, Page 346 and Inst. No. 1992-11229.

Flood easement and rights in connection therewith as granted to Alabama Power Company by instruments recorded in Deed Book 241, Page 838 and Deed Book 246, Page 714.

Mineral Lease and Agreement granted to Anschutz Corporation as recorded in Deed Book 330, Page 855.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 337, Page 673.

Riparian rights associated with the Lay Lake under applicable State and/or Federal law.

Right of upper and lower riparian owners in and to the use of the Coosa River and natural flow thereof.

Right-of-way granted to South Central Bell Telephone Company recorded in Deed Book 343, Page 766.

Right of Alabama Power to raise flood level to contour lines as set forth in Map Book 15, Page 78.

Inst # 1997-15312

**05/16/1997-15312
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 60.50**