

This instrument was prepared by:

Corley, Moncus & Ward, P.C.
400 Shades Creek Parkway
Birmingham, AL 35209

Send Tax Notice To: Clete R. Blackwell and Elaine H.
Blackwell
245 Linwood Road

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

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Two Hundred Sixty Four Thousand Five Hundred dollars and no/100 (\$264,500.00) to the undersigned grantor, Town 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 Clete R. Blackwell and Elaine H. Blackwell (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, Alabama to-wit:

Lot 445, according to Forest Parks, 4th Sector, 3rd Phase, as recorded in Plat Book 24, Page 98, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

Inst # 2002-06087

02/05/2002-06087
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 41.00

\$237,500.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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 Elton B. Stephens, Jr., Elton B. Stephens, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of January, 2002.

Town Builders, Inc.

Elton B. Stephens, Jr.,

STATE OF ALABAMA

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COUNTY OF JEFFERSON

I, Jeff W. Parmer, a Notary Public in and for the said County in said State, hereby certify that Elton B. Stephens, Jr. whose name as Pres. of Town 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 23rd day of January, 2002.

My commission expires: 9/27/2004

Jeff W. Parmer, Notary Public