20070402000147190 1/1 $66.00
Shelby Cnty Judge of Probate, AL
04/02/2007 11:56:52AM FILED/CERT

This instrument prepared by:
John T. Natter, Atty.
NATTER & FULMER, P.C.
3800 Colonnade Parkway, Suite 450
Birmingham, Alabama 35243

Send Tax Notice to:
James L. & Sharon E. Herdt
261 Normandy Lane
Chelsea, AL 35043

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Fifty Five Thousand Dollars and No/100 Dollars ($55,000.00),** to the undersigned GRANTOR, **BEDWELL DEVELOPMENT CORP.,** a corporation, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR, does grant, bargain, sell and convey unto **JAMES L. HERDT and wife, SHARON E. HERDT** (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor thereof 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 35, according to the Survey of Courtyard Manor, as recorded in Map Book 35, Page 144 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Easements, restrictions, right-of-ways, recordings and encumbrances of record.

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 together with every contingent remainder and right of reversion.

And said **BEDWELL DEVELOPMENT CORP.** does for itself, its successors and assigns, covenant with GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns, shall warrant and defend the same to the said GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29 day of March, 2007.

BEDWELL DEVELOPMENT CORP.

BY: Charles R. Bedwell Jr
It's: President

Shelby County, AL 04/02/2007
State of Alabama

Deed Tax:$55.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **CHARLES R. BEDWELL, JR.**, whose name as President of **BEDWELL DEVELOPMENT CORP.**, 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 said 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 29 day of March, 2007.

Notary Public
My Commission Expires: 1-18-11