

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: Frank Carter Wood and Brenda J. Wood 108 Courtyard Drive Chelsea, AL 35043

STATE OF ALABAMA	)	
	•	STATUTORY JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Eighty-Five Thousand Two Hundred Eighty and 00/100 (\$485,280.00), and other good and valuable consideration, this day in hand paid to the undersigned Bedwell Development Corp., an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Frank Carter Wood and Brenda J. Wood, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 28-A, according to the Resurvey of Lots 27 and 28 of Courtyard Manor, a single family residential development, as recorded in Map Book 36, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008. Existing covenants and restrictions, easements, building lines and limitations of record.

\$200,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 19th day of February, 2008.

Bedwell Development Corp. an Alabama corporation

Charles R. Bedwell, Jr., President

STATE OF ALABAMA )
:
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles R. Bedwell, Jr., whose name as President of Bedwell Development Corp., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of February, 2008.

NØTARY PUBLIC My Cammission Expires:

> Shelby County, AL 02/21/2008 State of Alabama

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Deed Tax: \$285.50