

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 35208

Send tax notice to:
Dan Pritchard Wilson
3602 Stratford Lane
Birmingham, AL

CORPORATION FORM 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 One hundred thirty thousand and no/100 (\$130,000.00) -----

to the undersigned grantor, Leo James 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

Dan Pritchard Wilson and Peggy Calhoun Wilson
(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 86, according to Map of MEADOW BROOK, FIFTH SECTOR - FIRST PHASE, as recorded in Map Book 8, page 109, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines, transmission line permits, agreements with Alabama Power Company and agreement between Daniel International Corp. and Alabama Power Company concerning underground electric services of record.

\$ 80,000.00 of the purchase price recited above was paid from a mortgage loan closed 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 President, Leo James
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of December 19 83

ATTEST:

Leo James Builders, Inc.

By Leo James President

STATE OF Alabama
COUNTY OF Jefferson }

1983 DEC 29 PM 6:05
Sec. H41-333

I, Larry L. Halcomb
State, hereby certify that Leo James
whose name as President of Leo James 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 19th day of December 19 83.

Notary Public.

My Commission Expires 1/23/86