

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P. A.

(Address) BIRMINGHAM, ALABAMA 35216



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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 ELEVEN THOUSAND AND NO/100TH (\$111,000.00) DOLLARS

to the undersigned grantor, THURMON WILSON HOMEBUILDERS, 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

PHILIP M. O'REAR AND WIFE, ANN B. O'REAR

(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 421, according to survey of Riverchase Country Club, Eleventh
Addition, as recorded in Map Book 8 page 160 in the Probate
Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Subject to existing easements, restrictions, set-back lines,
rights of way, limitations, if any, of record.

\$104,500.00 of the above-recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: _____

GRANTEES' ADDRESS: 2017 Sweet Gum Drive, Birmingham, AL 35244

STATE OF ALA. SHELBY CO. AL.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUL -2 PM 7:30

Deed tax - 6.50
Rec 2.50
Sub 1.00
10.00

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 con-
tingent 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 encum-
brances,

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, THURMON WILSON, JR.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29TH day of JUNE, 1984

ATTEST:

THURMON WILSON HOMEBUILDERS, INC.

By Thurmon Wilson, Jr. President
THURMON WILSON, JR.

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, THE UNDERSIGNED a Notary Public in and for said County in said
State, hereby certify that THURMON WILSON, JR.
whose name as THE President of THURMON WILSON HOMEBUILDERS, 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 29TH day of JUNE, 19 84

Form ALA-33

Courtney Mason

[Signature]

Notary Public