

SEND TAX NOTICE TO:

(Name) David E. Wainwright

(Address) 816 Mockernut Road
Birmingham, Alabama 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.

(Address) 110 Office Park Drive, Suite 230, Birmingham, Alabama 35223

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FORTY TWO THOUSAND AND NO/100 DOLLARS

to the undersigned grantor, Bryant Homes, 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

David E. Wainwright and Bonnie T. Wainwright
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY COUNTY:

Lot 834, according to the map and survey of Riverchase Country Club,
Fifteenth Addition, as recorded in Map Book 8, Page 168, in the
Probate Office of Shelby County, Alabama. Situated in Shelby County,
Alabama.

SUBJECT TO:

1. 1985 taxes which are a lien, but not due and payable until
October 1, 1985.
2. Agreement with regard to underground residential utility distribution
with Alabama Power Company as recorded in Misc. Volume 56, Page 555,
in the Probate Office of Shelby County, Alabama.
3. Restrictions and conditions as shown by recorded plat.
4. Restrictions as recorded in Volume 356, Page 453, in the said Probate
Office.
5. Restrictions as recorded in Misc. Volume 14, Page 536, and amended in
Misc. Volume 17, Page 550, in the said Probate Office.
6. Restrictions in favor of Alabama Power Company as recorded in Misc.
Volume 56, Page 554, in the said Probate Office.
7. Excepting therefrom title to all minerals of every kind and character,
within and underlying the premises, together with mining rights and other
rights, privileges and immunities relating thereto, as recorded in
Volume 127, Page 140, in the said Probate Office.
8. Twenty-five foot building line as shown by recorded plat.
9. Ten foot easement on east side and a ten foot easement on south side for
public utilities, sanitary sewers, storm sewers, storm ditches and private
television cable systems as shown by recorded plat.

* \$113,600.00 of the purchase price of the property subject to this conveyance was paid from the
proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of January 19 85

BRYANT HOMES, INC.

ATTEST:

STATE OF ALABAMA }
COUNTY OF JEFFERSON }
NOTARY PUBLIC }
Secretary

By

James J. Bryant
President
Send TAX 28.50
Rec 2.50
Jud 1.00
32.00

STATE OF ALABAMA }
COUNTY OF JEFFERSON }
1985 JAN -3 PM 1:56

I, Gene W. Gray, Jr.

State, hereby certify that JAMES J. BRYANT

whose name as

President of Bryant Homes, 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

2nd

day of January

19 85

Notary Public