

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

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 EIGHTY-SIX THOUSAND, NINE HUNDRED AND NO/100 DOLLARS (\$86,900.00)

to the undersigned grantor, H. D. H. CONSTRUCTION COMPANY, 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

RICHARD A. WILTZ and wife, JOANN WILTZ,

(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 7, in Block 4, according to the Survey of Dearing Downs, Second Addition, as recorded in Map
Book 9, Page 33, in the Probate Office of Shelby County, Alabama.
SUBJECT TO: Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book
55, Page 454, in Probate Office of Shelby County, Alabama.
Pipeline easement to Southern Natural Gas Company as recorded in Deed Book 91, Page 231, in said
Probate Office.
Right of Way to Colonial Pipeline Company recorded in Deed Book 223, Page 431, in said Probate
Office.
Pipeline easement to Plantation Pipeline Company recorded in Deed Book 113, Page 59 in said
Probate Office.
Easement to Colonial Pipeline Company recorded in Deed Book 268, Page 211, in said Probate
Office.
Right of Way to Shelby County, in Deed Book 271, Page 726, in said Probate Office.
Restrictions appearing of record in Real Volume 4, Page 385, in said Probate Office.
Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by
instrument(s) recorded in Real Volume 6, Page 473, in said Probate Office.
Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Real
Volume 12, Page 166, in said Probate Office.
40 foot building line from Southwind Drive; 7.5 foot easement along Southeasterly lot line; 15
foot easement along rear and a 100 foot Alabama Power Company easement along rear, as shown on
recorded map.
\$78,200.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

BOOK PAGE 235

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May, 1985.

ATTEST: H. D. H. CONSTRUCTION COMPANY, INC.
By Harry D. Horton, President

STATE OF ALABAMA }
COUNTY OF SHELBY } I CERTIFY THIS INSTRUMENT WAS FILED

Deed 8.70
MC 2.50
Jad 1.00
12.20

I, the undersigned,
State, hereby certify that Harry D. Horton PH 12:04
whose name as President of H. D. H. Construction Company, 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 31st day of May, 1985.
Donna G. Goble
Notary Public

Dan Spitzer