

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

John R. Wainright
5439 Dover Cliff Circle
Birmingham, AL 35243

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Four Thousand Four Hundred Fifty and
no/100-----DOLLARS

to the undersigned grantor,

³Total Concept, 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

John R. Wainright and Diane M. Wainright

(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 80 according to the Map and Survey of Meadow Brook
12th Sector as recorded in Map Book 9, page 27, in the
Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

\$110,000.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

RECORDING FEES

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUN 13 PM 7:20

Thomas A. Wainright, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$	
Deed Tax		14.50
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	18.00

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 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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of June 1985

ATTEST:

Total Concept, Inc.

By

Clara V. Clark

President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that
whose name as

Clara V. Clark

President of Total Concept, 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 4th day of

June

19 85

William H. Halbrooks

Notary Public