

This instrument was prepared by  
(Name) **LARRY L. HALCOMB**  
ATTORNEY AT LAW  
(Address) **5812 OLD MONTGOMERY HIGHWAY**  
**HOMewood, ALABAMA 35209**

SEND TAX NOTICE TO:  
**Mark Read Wilder**  
**3652 Tall Timber Drive**  
**Birmingham, AL 35243**

**510**  
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty eight thousand nine hundred and no/100 (148,900.00)

to the undersigned grantor, **B-Mar Builders, Inc.**  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**Mark Read Wilder and Sheila Deters Wilder**

(herein referred to as GRANTEEES) 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 142, according to the Map and Survey of Southern Pines,  
5th Sector, as recorded in Map Book 9, Page 106, in the Probate  
of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1987.

Subject to restriction, building lines, easements, and rights of way  
of record.

**BOOK 094 PAGE 137**  
\$110,000.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **James M. Crouch**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of October 19 86

ATTEST: **Deed TAX 34.00** STATE OF ALA. SHELBY CO.  
**Rec 2.50** I CERTIFY THIS  
**Ind 1.00** INSTRUMENT WAS FILED  
**42.50** Secretary  
**1986 OCT -6 AM 10:41**

**B-Mar Builders, Inc.**  
By **James M. Crouch** President

STATE OF Alabama  
COUNTY OF Jefferson

**James M. Crouch, Jr.**  
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, **Larry L. Halcomb**  
State, hereby certify that

whose name as **James M. Crouch**  
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 3rd day of October

**Larry L. Halcomb**

