

SEND TAX NOTICE TO:

Rodney D. Waldrop and wife,
 (Name) Tracey M. Waldrop
 1935 Tradewinds Circle
 (Address) Alabaster, Alabama 35007

This instrument was prepared by

Charles A. J. Beavers, Jr.
 (Name) Bradley, Arant, Rose & White
 1400 Park Place Tower
 (Address) Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY-FIVE THOUSAND TWO HUNDRED FIFTY AND NO/100-----DOLLARS

to the undersigned grantor, Central Builders, 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

Rodney D. Waldrop and wife, Tracey M. Waldrop,
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
 Shelby County, Alabama, to-wit:

Lot 37, according to the survey of Portsouth, Third Sector, as
 recorded in Map Book 7, Page 110, in the Probate Office of Shelby
 County, Alabama; being situated in Shelby County, Alabama.
 Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1988.
2. Building setback line of 35 feet reserved from Tradewinds Circle, as shown by plat.
3. Public utility easements as shown by recorded plat, including a 5 foot easement on the East side.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 29, Page 557 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 318, Page 11 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 29, Page 400 and covenants pertaining thereto recorded in Misc. Book 29, Page 406 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 259, Page 171 and Deed Book 246, Page 97 in Probate Office.

(\$80,950.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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, Robert D. Junkins,
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of December, 19 87.

ATTEST:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT IS A TRUE AND
 CORRECT COPY
 Secretary

Central Builders, Inc.
 By Robert D. Junkins, Its President

STATE OF ALABAMA
 COUNTY OF SHELBY

1987 DEC 11 AM 9:36

JUDGE OF PROBATE

I, the undersigned,
 State, hereby certify that Robert D. Junkins,
 whose name as

President of Central Builders, 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

9th

day of

December,

19 87.