

This instrument was prepared by

(Name) Betty Culver

1652

(Address) 1570 Bessemer Road, Birmingham, Al.

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 Thirty Six Thousand Five Hundred and no/100 - - - - -Dollars

to the undersigned grantor, Leo James Builders, Inc. a corporation,  
(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

Carol M. Clasen and James C. Allredge, Jr.

(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,

Lot 48, according to the survey of Willowbrook, as recorded in Map Book 11,  
page 48 A & B, in the Probate Office of Shelby County, Alabama; being situated  
in Shelby County, Alabama.

Subject to: Building setback line of 35 feet reserved from Willowbrook Circle  
as shown by plat.

Public utility easements as shown by recorded plat, including a 7.5 foot easement  
on the North side and a 10 foot easement on the West side.

Restrictions, covenants and conditions as set out in instrument recorded in Real  
148, page 366 in Probate Office.

Right-of-Way granted to Alabama Power Company by instrument recorded in Real 114,  
page 141 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 153 page  
604 and covenants pertaining thereto recorded in Real 153, page 596 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining  
rights and other rights, privileges and immunities relating thereto, including  
rights set out in Real 150, page 157 in Probate Office.

Subject to sinkholes, limestone formations, soil conditions or any other known or  
unknown surface or subsurface conditions that may now or hereafter exist or  
occur or cause damage to insured property or buildings, as shown by Real 150, page 157  
in Probate Office.

1. Deed Tax \$ 36.50

2. Mtg Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 40.00

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 con-  
tingent 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leo James  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20 day of April 1988.

ATTEST:

LEO JAMES BUILDERS, INC.

By *Leo James* President

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

88 APR 22 PM 2:43

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned authority, *Leo James* a Notary Public in and for said County in said  
State, hereby certify that Leo James JUDGE OF PROBATE  
whose name as President of Leo James 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 20 day of April 1988.

*Betty Culver*  
Notary Public

2226 M<sup>c</sup> J. W. W. B. A.  
Bham, Al 35226