

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND & 00/100---- (\$95,000.00) DOLLARS to the undersigned grantor, Jim Whatley Construction Co. Inc a corporation, (herein referred to as the 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 Milton Keith Cornelius and wife, Jean Werner Cornelius (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 8, Block 10, according to the survey of Broken Bow South, as recorded in Map Book 11 page 82 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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\$85,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Book

GRANTEEES' ADDRESS: 5221 Logan Drive, Birmingham, Alabama 35242

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 it 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, Jim Whatley, Jr., who is authorized to execute this conveyance, hereto set its signature and seal, this the 27th day of May, 1988.

1. Deed Tax \$ 9.50

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

Jim Whatley Construction Co. Inc

By:

Jim Whatley, Jr., President

2. Mgt. Tax -----

88 JUN - 1 AM 9:24

3. Recording fee 2.50

Thomas A. Shumard, Jr.

JUDGE OF PROBATE

4. Inventory fee 1.00

TOTAL 13.00

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Jim Whatley, Jr. whose name as the President of Jim Whatley Construction Co. 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 27th day of May, 1988

Notary Public

My Commission Expires March 10, 1991