

This instrument was prepared by:

(Name) Richard W. Bell(Address) P. O. Box 427Pelham, Al 35124

Send Tax Notice to:

(Name) Terry L. and Cozette R. Ledford(Address) 2537 Willow Brook CircleBirmingham, Al 35242**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 ONE-HUNDRED SIXTY-SEVEN THOUSAND AND NO/100 DOLLARSto, the undersigned grantor, Wald Construction, 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 Terry L. Ledford and Cozette R. Ledford

(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

Lot 18, according to the survey of Willowbrook, as recorded in Map Book 11, Page 48 A &amp; B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

\$122,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings. Grantee does forever release Grantor from any damages arising out of the conditions of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee

BOOK 212 PAGE 769

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

88 NOV -7 PM 2:04

Thomas A. Saunders, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 450.00  
2. Mtg. Tax             
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 4850

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 it's President, Mike Wald who is authorized to execute this conveyance, has hereto set its signature and seal, this the            day of Nov. 1988

ATTEST

Secretary

WALD CONSTRUCTION, INC.

By

President

**STATE OF ALABAMA****COUNTY OF SHELBY**

I,

State, hereby certify that Mike Wald whose name as President of Wald Construction, 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 is 42 day of

November

1988

05-18-92

My Commission Expires

Richard W. Bell  
Notary Public