

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 650
(Address) Birmingham, AL 35209

Send Tax Notice To:
Charles Earl Ray
2552 Willowbrook Circle
Birmingham, AL 35242

2412

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,

\$74.50
4.00
2.50

\$81.00

That in consideration of One hundred Sixty Six Thousand Two Hundred and no/100-----Dollars

to 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

Charles Earl Ray and Dawn Kopec Ray

(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 44, 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:

Advalorem taxes for the year 1989 which are a lien but are not due and payable until October 1, 1989.

Existing easements, restrictions, set-back lines, limitations, if any, of record.

\$100,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith

BOOK 259 PAGE 108

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

89 OCT -2 AM 9:23

Thomas A. Swain, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$	66.50
2. Mtg. Tax -----	\$	
3. Recording Fee -----	\$	2.50
4. Indexing Fee -----	\$	3.00
5. No Tax Fee -----	\$	
6. Certified Stamp Fee --	\$	1.00
Total -----	\$	73.00

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 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, Michael E. Wald who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of September 19 89

ATTEST:

Wald Construction, Inc.

By *Michael E. Wald* President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Michael E. 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 the 15th day of September 19 89

Clayton J. Sweet
Notary Public

Wald
Conley, Greene & Ward