

This instrument was prepared by  
(Name) Jones & Waldrop  
1009 Montgomery Highway  
(Address) Birmingham, Al. 35216  
#193/89 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
Stewart Title of Birmingham, Inc.

Send tax notice: Eugene Tegeler  
3609 Wyngate Lane  
Birmingham, Al. 35242

STATE OF ALABAMA }  
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred seventy thousand six hundred and no/100 (\$270,600.00 Dollars

to the undersigned grantor, Wedgworth Construction Co., 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

Eugene A. Tegeler and Marrieann C. Tegeler

(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, to-wit:

Lot 3, Block 4, according to the Amended Map of Wyngate, First Sector, as recorded in Map Book 11, page 81, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$216,450 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 265 PAGE 214

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
89 NOV -8 AM 9:26  
JUDGE OF PROBATE

1. Deed Tax -----	\$ 54.50
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.00
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 61.00

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 W. Wedgworth who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6 day of November 1989

ATTEST: WEDGWORTH CONSTRUCTION CO., INC.  
By Michael W. Wedgworth President  
Michael W. Wedgworth

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Michael W. Wedgworth whose name as President of Wedgworth 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 6 day of November 1989  
Notary Public