

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

1835
Send Tax Notice To:
Donald E. Welliver
1163 Country Club Circle
Birmingham, Alabama 35244

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 Three hundred twenty thousand & No/100 (320,000.00)

to the undersigned grantor, Parade Homebuilders, 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

Donald E. Welliver & Janie C. Welliver

(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 2412, according to the Survey of Riverchase Country Club, 24th Addition, Residential
Subdivision, as recorded in Map Book 10, Page 64, in the Probate Office of Shelby County,
Alabama.

Minerals and mining rights, including release of damages, excepted.

Subject to taxes for 1990.

Subject to restrictions, building line, easements, rights-of-way, agreement with Alabama
Power Company and terms, agreements and rights-of-way to Alabama Power Company of record.

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BOOK

1. Deed Tax -----	\$ 113.00
2. Mfg. Tax -----	\$ 0.00
3. Record. Fee -----	\$ 2.50
4. Int. -----	\$ 3.00
5. L.T. -----	\$ 0.00
6. Comm. -----	\$ 1.00
Total -----	\$ 119.50

\$207,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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, Moiz FouladBAKSH
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of November 1989

ATTEST:

Parade Homebuilders, Inc.

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

By *Moiz Foulad BAKSH* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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I, Larry L. Halcomb
State, hereby certify that
whose name as

Thomas A. Snowden, Jr.
JUDGE OF PROBATE
Moiz FouladBAKSH
President of Parade Homebuilders, Inc.

a Notary Public in and for said County in said

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

November 19 89

Larry L. Halcomb
Notary Public

My Commission Expires January 23, 1990