

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. and Mrs. F. Dodd Adair  
(Address) 3616 Wyngate Lane  
Birmingham, Alabama 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 TWO HUNDRED SIXTY-TWO THOUSAND AND NO/100 (\$262,000.00) DOLLARS

to the undersigned grantor, **INDIANWOOD BUILDING COMPANY, 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

**F. DODD ADAIR and wife, JANET G. ADAIR**

(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 19, Block 4, according to the Map of Wyngate - First Sector, as recorded in Map  
Book 11 page 13 in the Probate Office of Shelby County, Alabama. Situated in Shelby  
County, Alabama.

**SUBJECT TO:**

50 foot building setback line from Wyngate Lane as shown by recorded map.

10 foot utility easement over the South side of said lot and easement of varying  
width over the Northeast corner of said lot as shown on recorded map of said  
subdivision.

Transmission Line Permit to Alabama Power Company recorded in Deed Book 130, page  
153; Deed Book 169 page 322; Deed Book 179 page 360; and Real Record 142 page 159 in  
Probate Office.

Restrictive covenants and conditions as recorded in Real Record 133 page 224 in  
Probate Office.

Agreement with Alabama Power Company as recorded in Real Record 140 page 713 in  
Probate Office.

Easements as to underground cables as recorded in Real Record 140 page 734 in  
Probate Office.

Any claim or loss relating to existence of underground mine shaft as referred to in  
deed recorded in Real Record 101 page 948 in Probate Office.

Title to minerals within and underlying caption lands with mining rights and  
privileges belonging thereto, as excepted in Real Record 167 page 940 in Probate  
Office.

\$155,000.00 of the purchase price recited above was paid from 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 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 **President, Bill Kinnebrew, Jr.**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of December 1989.

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
89 DEC 28 AM 10:30  
a  
NOTARY PUBLIC

1. Deed Tax -----	\$ 10.70
2. Mig. Tax -----	\$
3. Recording Fee -----	\$ By 2.50
4. Notary Fee -----	\$ 3.00
5. ... -----	\$
6. ... -----	\$ 1.00
Total -----	\$ 113.50

**President, Bill Kinnebrew, Jr.**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned **Bill Kinnebrew, Jr.** a Notary Public is and for said County in said  
State, hereby certify that **President of Indianwood Building Company, Inc.**  
whose name as **Indianwood Building Company, 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 12th day of December 19 89..

1/25/90