

This instrument was prepared by

(Name) Jones & Waldrop, Attys, at Law

(Address) Ste. 107, 1009 Mtgy. Hwy. So., Vestavia Hills, AL 35216

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 Sixty Five Thousand Four Hundred and 00/100 Dollars
(\$65,400.00)

to the undersigned grantor, Wyngate Development 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

Wedgworth Construction Co., Inc.

(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 12, Block 4, Wyngate 1st Sector, as recorded in Map Book 11, page 81, in the Office
of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record and current year
Ad Valorem taxes.

THE ENTIRE CONSIDERATION OF THE PURCHASE PRICE RECITED ABOVE, WAS PAID FROM A MORTGAGE
LOAN SIMULTANEOUSLY HERewith

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

90 MAR 12 AM 11:22

JUDGE OF PROBATE

NO TAX COLLECTED

1. Dead Tax	\$	—
2. Mtg. Tax	\$	—
3. Recording Fee	\$	3.20
4. Indexing Fee	\$	3.88
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	7.58

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, Michael W. Wedgworth,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of February 19 90.

ATTEST:

Patricia Swin Moore

Secretary

Wyngate Development Co., Inc.

By Michael W. Wedgworth, President

STATE OF ALABAMA
COUNTY OF SHELBY

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

day of February,

19 90.

Patricia Swin Moore
Notary Public

My Commission expires: Jan 2 1994

first
Alabama
20.00/10247
B'ham Al.
3 5282