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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Marshall C. Wagner

(Address) 1043 Independence Ct.

Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FOUR THOUSAND AND NO/100ths (\$94,000.00) - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Randall L. Kendrick d/b/a D & R Kendrick Construction

(herein referred to as grantors) do grant, bargain, sell and convey unto

Marshall C. Wagner and wife, Linda D. Wagner

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 43, according to the Survey of Autumn Ridge, as recorded in Map Book 12, pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$72,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not homestead property of the above named Grantor as defined by the Code of Alabama.

1. Deed Tax ----- \$ 22.00
2. Mtg. Tax ----- \$ 3.50
3. Recording Fee ----- \$ 3.88
4. Indexing Fee ----- \$ 1.00
5. No Tax Fee ----- \$ 0.00
6. Certified Fee ----- \$ 0.00
Total ----- \$ 28.28

TO HAVE AND TO HOLD to the said GRANTEES 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 for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of March, 19 90

WITNESS

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

90 APR -3 PM 12:36

(Seal)

(Seal)

(Seal)

Randall L. Kendrick (Seal)
Randall L. Kendrick d/b/a D & R Kendrick Construction (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

JUDGE OF PROBATE

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall L. Kendrick d/b/a D & R Kendrick Construction whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March A.D., 19 90

3-10-91