

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: ROBERT J. ALDEN AND WIFE, JENNIFER T. ALDEN
425 OAK GLEN LANE, BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY TWO THOUSAND AND NO/100 (\$132,000.00) Dollars to the undersigned Grantor, a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, WEDGWORTH CONSTRUCTION COMPANY, INC., a corporation (herein referred to as GRANTOR) do grant, bargain, sell and convey unto, ROBERT J. ALDEN AND WIFE, JENNIFER T. ALDEN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 51, ACCORDING TO THE SURVEY OF OAK GLEN, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 104 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said corporation by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 6TH day of AUGUST, 1990.

1. Debt Tax ----- \$131.00
2. Debt Tax ----- \$50.00
3. Debt Tax ----- \$50.00
4. Debt Tax ----- \$50.00
5. Debt Tax ----- \$50.00
6. Debt Tax ----- \$50.00
Total ----- \$158.50

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

90 AUG 10 AM 8:48

WEDGWORTH CONSTRUCTION COMPANY, INC.

By: Michael W. Wedgworth (SEAL)
MICHAEL W. WEDGWORTH, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 COMPANY, INC. 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 foregoing 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 this 6TH day of AUGUST, 1990.

My Commission Expires:

Julie F. Heager
Notary Public

My Commission Expires October 8, 1992