

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

2098

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 ONE HUNDRED ONE THOUSAND TWO HUNDRED SEVENTY TWO & NO/100— (\$101,272.00) DOLLARS to the undersigned grantor, Wade Construction Co., Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James A. Salter and wife, Shirley D. Salter (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, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama:

See attached Exhibit "A" for legal description
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

77

379 PAGE

\$95,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 205 HICKORY TREE LANE, MONTEVALLO, ALABAMA 35115

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 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 GRANTEES, their heirs and assigns, that it 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said GRANTOR by its President, Merle L. Wade, who is authorized to execute this conveyance, hereto set its signature and seal, this the 9th day of December, 1991.

Wade Construction Co., Inc.
By: Merle L. Wade
Merle L. Wade, President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Merle L. Wade whose name as the President of Wade Construction 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 9th day of December, 1991


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

EXHIBIT "A"

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 22, Township 22, Range 3 West, and run South 89 deg. 09 min. East 749.90 feet; thence run North 0 deg. 51 min. East 31.65 feet to the point of beginning; thence from point of beginning run North 36 deg. 15 min. West 210.0 feet; thence run North 53 deg. 45 min. East 420.0 feet; thence run South 36 deg. 15 min. East 210.0 feet; thence run South 53 deg. 45 min. West 420.0 feet to the point of beginning of the above described tract of land embracing a portion of the SE 1/4 of the SW 1/4 of Section 22, Township 22, Range 3 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO the following described tract for an easement for the right of ingress and egress begins as follows: Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 22, Township 22, Range 3 West, and run South 89 deg. 09 min. East 749.90 feet; thence run North 0 deg. 51 min. East 31.65 feet to the point of beginning; thence from point of beginning run North 36 deg. 15 min. West 651.60 feet to the end of Motley Road; thence deflect 90 deg. to the left and run South 53 deg. 45 min. West 40.0 feet; thence run South 36 deg. 15 min. East 651.60 feet; thence run North 53 deg. 45 min. East 40.0 feet to the point of beginning of the above described tract of land embracing a portion of the SE 1/4 of the SW 1/4 of Section 22, Township 22, Range 3 West, Shelby County, Alabama

BOOK 379 PAGE 78

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

91 DEC 23 AM 8:45

JUDGE OF PROBATE

1. Deed Tax	\$6.50
2. Mtg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$15.50