

SEND TAX NOTICE TO:  
JAMES R. BINGHAM and LINDA E. BINGHAM  
2020 Glen Eagle Lane  
Birmingham, Alabama 35242

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

2064

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 Forty-Five Thousand and No/100 (\$45,000.00)-----DOLLARS

to the undersigned grantor, BWA DEVELOPMENT CORP. a corporation,  
(herein referred to as 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 R. BINGHAM and LINDA E. BINGHAM

(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 right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 6, Country Club Village, an Inverness Garden Home Community, as recorded in Map  
Book 16, Page 47, in the Probate Office of ~~Shelby~~ County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. Articles of Incorporation of Country Club Village Owner's Association, Inc. recorded in Instrument No. 92-9584.
3. 30 foot undisturbed buffer along the southeasterly lot line as shown by record plat.
4. Restrictions appearing of record in Real Volume 390, Page 534.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 64, Page 267.
6. 15 foot storm drain easement across lot as shown by recorded plat.
7. Right-of-way granted to Alabama Power Company by instrument(s) recorded in Deed Book 320, Page 30.

\$45,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith, Inst # 1992-25302

10/30/1992-25302  
02:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 7.50

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 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 Vice President, Craig S. Beatty  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of October 19 92

ATTEST:

BWA DEVELOPMENT CORP.

By

*Craig S. Beatty*  
Vice President

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Craig S. Beatty  
whose name as President of BWA DEVELOPMENT CORP.  
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 26th day of October 19 92

*[Signature]*  
Notary Public