

This instrument was prepared by

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

Inst # 1993-00344

01/06/1993-00344
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WCD SURV 12/02

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 FIFTY THREE THOUSAND & NO/100----
(\$153,000.00) DOLLARS to the undersigned grantor, Denman Construction Company, 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 William C. Wells, II and
wife, Kena Joy Wells (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:

Lot 116, according to the Survey of Sandpiper Trail Subdivision, Sector II, as
recorded in Map Book 12, Pages 44, 45, 46 & 47 in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama. Mineral and mining
rights excepted.

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

\$137,700.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 5301 Riverbend Trail, Hoover, Alabama 35244
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, Henry Denman, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
29th day of December, 1992.

Denman Construction Company, Inc
By: Henry Denman
Henry Denman, 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 Henry Denman whose name as the President of Denman Construction
Company, 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 29th day of December, 1992

Notary Public

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