

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, Alabama 35226

SEND TAX NOTICE TO:
CALVIN RICHARD WELLS
108 BROOKSHIRE LANE
PELHAM AL 35124

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty Seven Thousand Three Hundred and No/100 (\$167,300.00) Dollars to the undersigned Grantor

R. WILKINS CONSTRUCTION, INC.

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

CALVIN RICHARD WELLS AND CAROL A. 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 right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the survey of Brookshire, First Sector, as recorded in Map Book 16, Page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions and rights-of-way of record.

\$107,400.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 15th day of January, 1993.

R. WILKINS CONSTRUCTION, INC.

By: Roger Wilkins
Its President

1993-02335
JAN 15/1993-02335
01:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
69.00
002 MCD

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roger Wilkins, whose name as President of R. Wilkins Construction, 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, she 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 15th day of January, 1993.


NOTARY PUBLIC

Inst # 1993-02335

01/25/1993-02335
01:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 69.00