

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

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

SEND TAX NOTICE TO:
MICHAEL J. WENNING and
BARBARA A. WENNING

2016 Glen Eagle Lane
Birmingham, Alabama 35242

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., AN ALABAMA CORPORATION 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

MICHAEL J. WENNING and BARBARA A. WENNING

(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 5, 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. 7.5 foot easement along northeasterly lot line; 15 foot easement through southerly portion of subject property; as shown on recorded map.
3. 30 foot undisturbed buffer from southeasterly lot line; as shown on recorded map.
4. Articles of Incorporation of Country Club Village Owner's Association, Inc. recorded in Instrument #92-9584.
5. Restrictions appearing of record in Real Volume 390, Page 534 and Instrument No. 1992-09584.
6. 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.
7. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 320, Page 30.
8. Transmission Line Permit to Alabama Power Company in Instrument No. 1992-27269.

\$45,000.00 of the purchase price recited above was derived from the proceeds of 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 Vice President, Craig S. Beatty
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of April 19 93

ATTEST:

BWA DEVELOPMENT CORP.,
AN ALABAMA CORPORATION

By

Craig S. Beatty
Vice President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that Craig S. Beatty
whose name as Vice President of BWA DEVELOPMENT CORP., AN ALABAMA CORPORATION
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 14th day of April 19 93

04/19/1993-10659
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

Notary Public