

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

James Lee Waddell
148 Southview Drive
Birmingham, Al. 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

50,000.00
+ 1993
value
7/93
pbb

That in consideration of TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$249,900.00)

BIRDWELL BUILDING COMPANY, INC.

a corporation.

to the undersigned grantor, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES LEE WADDELL, and wife, ROLANDA WILSON WADDELL

(herein referred to as GRANTEEES) 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.

Inst # 1993-24478

Lot 17, according to the Survey of South Pointe, 9th Sector, Phase 2, as recorded in Map Book 16, page 81, in the Probate Office of Shelby County, Alabama.

\$ 199,900.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements, restrictions and rights of way of record.
Subject to 1993 taxes not yet due and payable.

Inst # 1993-24478

08/17/1993-24478
01:25 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 58.50

50.00
4.50
54.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, VENSON E. BIRDWELL, JR. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of July 1993

ATTEST:

BIRDWELL BUILDING COMPANY, INC.
By *Venson E. Birdwell, Jr.*
VENSON E. BIRDWELL, JR. President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, J. DAN TAYLOR
State, hereby certify that
whose name as

VENSON E. BIRDWELL, JR.
President of BIRDWELL BUILDING 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 16th day of July 1993.

J. Dan Taylor
J. DAN TAYLOR
Notary Public