

Send Tax Notice To:

Michael W. Avery

161 HW 431

Wilsonville, AL 35186

PID# 58-20-2-03-000-015

**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

**Eighty-Five Thousand Nine Hundred and 00/100'S \*\*\* (\$85,900.00)**

**to the undersigned Grantor Wright Homes, Inc.** a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

**Michael W. Avery and Emily Kay Avery**

(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:

**SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION**

\$ 76,400.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1994 and subsequent years, said taxes being a lien but not due and payable until October 1, 1994.

Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**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; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein, in the event one GRANTEE herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or 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 Grantee, his, her or 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, hereto set its signature and seal this 15th day of **February 1994**

11:31 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MCD

23.00

Inst # 1994-06615

03/01/1994-06615  
11:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

003 MCD

23.00

Wright Homes, Inc.

  
Richard A. Wright, President

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard A. Wright** and whose name as **President of Wright Homes, 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this **15th** day of **February**, **1994**.

  
Notary Public  
My commission expires: 02/24/95

94057B

This instrument prepared by:

Thomas E. Norton, Jr., Attorney at Law  
Second Floor East  
Mountain Brook Center  
2700 Highway 280 South  
Birmingham, AL 35223

## EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Southeast corner of Section 3, Township 21 South, Range 1 East, thence run westerly along the south boundary of said Section 3 for 3347.98 feet; thence turn an angle of 89 degrees 05 minutes 28 seconds to the right and run northerly for 871.94 feet to a point being the point of beginning of the parcel of land herein conveyed; thence continue along the last described course for 200.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 245.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 200.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 245.00 feet to the point of beginning.

Said parcel is lying in the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 21 South, Range 1 East.

Inst # 1994-06615

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SHELBY COUNTY JUDGE OF PROBATE  
003 NCD 23.00