

SEND TAX NOTICE TO:
STEVEN C. WAGNER & CYNTHIA P. WAGNER
1130 Amberley Woods Drive
Helena, Alabama 35080

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

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 One Hundred Seventeen Thousand Four Hundred Thirty-Two and no/100-----

to the undersigned grantor, TANGLEWOOD 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

STEVEN C. WAGNER and wife, CYNTHIA P. WAGNER

(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 19, according to the survey of Amberley Woods, 1st Sector, as recorded in Map
Book 18 page 137 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 111,550.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Inst # 1994-35503

12/02/1994-35503
12:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 14.50

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that in lawfully seized in fee simple of said premises, that they are free from all encum-
brances.

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, Rebecca B. Harris
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of November 19 94

ATTEST:

✓ By *Rebecca B. Harris*
REBECCA B. HARRIS Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that Rebecca B. Harris
whose name as Vice President of TANGLEWOOD 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 30th day of November

19 94

8-29-98

[Signature]
Notary Public