

Send Tax Notice To:
D. Jack Wilder
117 Squire Drive
Helena, Alabama 35080
PID# 13-5-21-1-001-002.002

**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

One Hundred Thirty-Six Thousand Six Hundred Fifteen and 00/100'S *
(\$136,615.00)**

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

D. Jack Wilder and Carolyn J. Wilder

(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 34, according to the survey of Falliston 2nd Sector, as recorded in map Book 19, Page 117, in the Probate Office of Shelby County, Alabama.

\$48,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to easements, covenants, restrictions, right-of-way(s), building lines, limitations and agreements as filed of record in the Probate Office of Jefferson County, Alabama.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a lien but not due or payable until October 1, 1995.

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.

07/07/1995-17810
12:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DRC MCD 100.00

Inst # 1995-17810

IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal this 30th day of June, 1995.


Portrait Homes, Inc.


Robert N. Snider, Vice President

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert N. Snider** and whose name as **Vice President of Portrait 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 30th day of June, 1995.


Notary Public
My commission expires: 01/24/99

951108

This instrument prepared by:

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

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