

This instrument was prepared by

Send Tax Notice To: Philip M. Wilson

(Name) Larry L. Halcomb

name

137 Bridge Drive

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED ONE THOUSAND NINE HUNDRED AND NO/100-----  
-----DOLLARS (\$201,900.00)

to the undersigned grantor, Covenant Builders, Inc.

(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 Philip M. Wilson and wife, Suzanne B. Wilson

(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, AL to-wit:

Lot 10, according to the Survey of Stonebridge, as recorded in Map Book 20 page 23 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1996.

Subject to restrictions, 35 foot building line, Transmission Line Permit, and Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, of record.

\$ 138,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-00915

01/10/1996-00915  
01:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 72.50

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 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 President, H. Gary Wilkins who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of January 1996  
Covenant Builders, Inc.

ATTEST:

H. Gary Wilkins  
H. Gary Wilkins, President

STATE OF Alabama  
COUNTY OF Jefferson

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that H. Gary Wilkins whose name as President of Covenant Builders, 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 5th day of January 1996

Larry L. Halcomb  
Notary Public

My Commission Expires:  
January 23, 1998