

This instrument was prepared by

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1904 Indian Lake Drive, Ste 100  
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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 FORTY NINE THOUSAND NINE HUNDRED & NO/100---- (\$149,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Sara E. Blackwell, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Jeff Wilson and wife, Jennifer 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, Alabama, to-wit:

Lot 31, according to the Survey of Dearing Downs, 6th Addition, Phase II, Final Plat, as recorded in Map Book 11 page 80 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$142,405.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Sara E. Blackwell is the surviving grantee of that certain deed as recorded in Deed Book 356, Page 268, in the Probate Office of Shelby County, Alabama, the other grantee, William O. Blackwell, having died on or about the day of , 199 .

GRANTEES' ADDRESS: 1465 Secretariat Drive, Helena, Alabama 35080.

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of March, 1996.

Sara E. Blackwell (SEAL)  
Sara E. Blackwell

04/01/1996-10422  
10:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 16.00

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sara E. Blackwell, a single individual whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March A.D., 1996

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/3/99

Notary Public

Inst # 1996-10422