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This instrument was prepared by:

(Name) **STEWART & ASSOCIATES, P.C.**
(Address) **3800 Colonnade Parkway, Suite 650**
Birmingham, AL 35243

Send Tax Notice to:

(Name) **JAMES K. LAWS**
(Address) **2023 Glen Eagle Lane**
Birmingham, AL 35242

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

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS**
(\$229,500.00)

to the undersigned grantor **BWA DEVELOPMENT CORP.**

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **JAMES K. LAWS and BARBARA T. LAWS, husband and wife**

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in

JEFFERSON

County, Alabama, to-wit:

LOT 25-A, COUNTRY CLUB VILLAGE RESURVEY NO. 3; BEING A RESURVEY OF LOTS 25 AND 26, COUNTRY CLUB VILLAGE, AS RECORDED IN MAP BOOK 19, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT, to any and all restrictions, easements and rights-of-way of record affecting said property, if any.

\$187500.00 of the purchase price herein is from the proceeds of a purchase money mortgage, executed this date and recorded simultaneously herewith.

Inst # 1996-24920

08/01/1996-24920
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 50.50

TO HAVE AND TO HOLD, Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns 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 shall pass to the surviving grantee, and, if one does 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its **J. T. HUNTER WILLIAMS, Exec. V President,** who is authorized to execute this conveyance, has hereto set its signature and seal(s) this **29th** day of **July**, 19 **96**.

ATTEST:

Secretary

BWA DEVELOPMENT CORP.

By

Exec. Vice President

J. T. HUNTER WILLIAMS

STATE OF ALABAMA

JEFFERSON

County

I, **the undersigned**

certify that **J. T. HUNTER WILLIAMS**
BWA DEVELOPMENT CORP.

, a Notary Public in and for said County, in said State, hereby
, whose name as **EXEC. VICE** President of
, 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.

Given under my hand and official seal, this **29th** day of **July**, 19 **96**.

BY COMMISSION EXPIRES OCTOBER 1, 1997

Notary Public

Inst # 1996-24920