

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

Send tax notice to:

Kevin R. Bourassa
701 Highland Lake Cove
Birmingham, Alabama 35242

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Eighty-Five Thousand and no/100-----(\$485,000.00) Dollars

to the undersigned grantor, Bedwell Construction Co., Inc. 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

Kevin R. Bourassa and Janet Bourassa

(herein referred to as GRANTEEES) 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 116, according to the Survey of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37 A, B, C, D, E, F. & G, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 305,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-15998

05/22/1997-15998
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 188.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of May 19 97

ATTEST:

Bedwell Construction Co., Inc.

By *Charles R. Bedwell Jr.*
Charles R. Bedwell Jr. President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Charles R. Bedwell Jr. whose name as President of Bedwell Construction Co., 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 9th day of May 19 97.

William H. Halbrooks
William H. Halbrooks
Notary Public