

This Instrument Was Prepared By:
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Boardman & Tyra, P.C.
104 Inverness Center Place, Suite 325
Birmingham, Alabama 35242

STATE OF ALABAMA

CORPORATION WARRANTY DEED, JOINTLY
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Two Hundred and Twenty Seven Thousand, Six Hundred and Ninety Seven and 09/100 (\$227,697.09) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, A & H, Inc., (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Joel B. Childers and wife, Sheryl M. Childers (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 1328, according to the amended map of Weatherly, Wixford Forest, Sector 13, as recorded in Map Book 22, Page 23, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$181,700.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 and its successors and

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assigns covenants with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the undersigned has hereunto set its signature by P. Hudson Neal, III as its President and C. Aaron Parsons, Jr. as its Vice-President on this the 13th day of January, 1998.

A & H, Inc.

P. Hudson Neal, III
P. Hudson Neal, III,
President

C. Aaron Parsons, Jr.
C. Aaron Parsons, Jr.,
Vice-President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that P. Hudson Neal, III as President and C. Aaron Parsons, Jr. as Vice-President of A & H, Inc. are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the such duly authorized officers executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 13th day of January, 1998.

Carolyn Michael
Notary Public

My Commission Expires:
Aug. 11, 2001

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