

SEND TAX NOTICE TO: ROY WAYNE LEDBETTER
104 WOODBURY DRIVE
STERRETT, AL 35147

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED EIGHTY TWO THOUSAND AND NO/100 (\$182,000.00) DOLLARS to the undersigned grantor, **JIM WHATLEY CONSTRUCTION COMPANY, INC.**, a corporation, (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 **ROY WAYNE LEDBETTER and C. ROCHELLE LEDBETTER, HUSBAND AND WIFE** (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 the County of Shelby, and State of Alabama, to-wit:

LOT 240, ACCORDING TO THE SURVEY OF FOREST PARKS - 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 71, AND INSTRUMENT NO. 1997-11555, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their 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 it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by JIM WHATLEY, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of March, 1998.

ATTEST:

JIM WHATLEY CONSTRUCTION COMPANY, INC

BY:

JIM WHATLEY, PRESIDENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **JIM WHATLEY** whose name as PRESIDENT of JIM WHATLEY CONSTRUCTION COMPANY, 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 the 5th day of March, 1998.



Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES OCTOBER 27, 2001

Prepared by:
Stewart & Associates, P.C.
3800 Colonnade Parkway #650
Birmingham, AL 35249

03/13/1998-08782
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 45.00

Inst # 1998-08782