

This Document prepared by:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to: *WINGARD*
JOHN L.
110 EQUESTRIAN DRIVE
ALABASTER AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of \$24,500.00 to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Envirobuild, Inc. (herein referred to as grantor) do grant, bargain and sell and convey unto John L. Wingard and wife, Cynthia Wingard (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

See Exhibit A which is attached and hereby incorporated by reference.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

TO HAVE AND TO HOLD, unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns and 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 I (we) do for myself(ourselves) and for my (ours) heirs, executors and administrators covenant with the 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (ours) 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.

Given under my hand and seal on this the 06th day of April, 1998.

Envirobuild, Inc.

R.M. Nicholson
R.M. Nicholson Secretary

STATE OF Alabama)
Shelby COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that R.M. Nicholson whose name as Secretary of Envirobuild, Inc. 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, he as such officer they executed the same voluntarily as the act of said corporation.

Given under my hand and official seal this the 06th day of April, 1998.

NOTARY PUBLIC

My commission expires:

Inst # 1998-13751

04/17/1998-13751
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 35.50

Inst # 1998-13751

EXHIBIT "A"

Unit 60 in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument 1995/17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument 1995/17530, in the office of the Judge of Probate of Shelby County, Alabama together with an undivided 1/174 interest in the common elements of Saddle Lake Farms Condominiums as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominiums as recorded in Map Book 20, page 20-A and 20-B, in the Probate Office of Shelby County, Alabama.



Inst # 1998-13751

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