

**INSTRUMENT PREPARED BY:**

Kevin K. Hays, P.C.  
200 Canyon Park Drive  
Pelham, Alabama 35124

**SEND TAX NOTICES TO:**

Michael Shane Ragland  
7811 Wellwood Circle  
Helena, AL 35080

**CORPORATION FORM WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

That in consideration of \$110,500.00 to the undersigned Grantor, R. Wilkins Construction, Inc., 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 Shane Ragland a unmarried man and Jennifer Reed a unmarried woman (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 111, according to the Survey of Wyndham-Wellington Sector, Phase II, as recorded in Map Book 23, page 64, in the Probate Office of Shelby County, Alabama.

Property Address is: 7811 Wellwood Circle, Helena, AL 35080

Property will become the Homestead of the Grantees.

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$93,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith

TO HAVE AND TO HOLD, To the said 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, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of May, 1998

By: Roger Wilkins  
Grantor

Grantor

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

I, Tracey L. Vaughn, a Notary Public in and for said County in said State, hereby certify that Shane Ragland a unmarried man and Jennifer Reed a unmarried woman whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 on the day the same bears date

Given under my hand and official seal, this 4th day of May, 1998

Tracey L. Vaughn  
Notary Public

Commission Expires: 12/23/00

05/18/1998-18171  
11:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 REL 26.00

Inst # 1998-18171