

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

Michael A. Wright
355 Red Stick Road
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Eight Thousand and no/100 dollars (\$158,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

BRENDA C. PAYNE AND HUSBAND JEFFREY C. PAYNE

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

MICHAEL A. WRIGHT AND STEPHANIE G. WRIGHT

(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, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 11, Block 2, according to the Survey of Indian Wood Forest, Third Sector, as recorded in Map Book 7, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, and rights-of-way of record.

Subject to ad valorem taxes for the current year and thereafter.

\$150,100.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the same unto the 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 for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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.

Inst # 1998-20224

06/02/1998-20224
01:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 19.00

Inst # 1998-20224

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
29th day of May, 1998.


BRENDA C. PAYNE

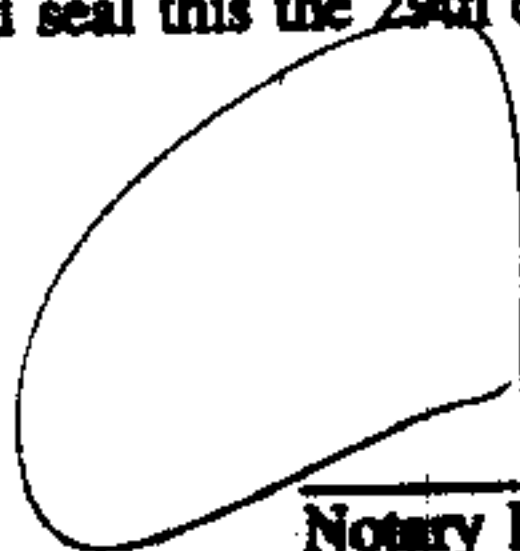

JEFFREY C. PAYNE

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Brenda C. Payne and husband, Jeffrey C. Payne, whose name 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of May, 1998.



Notary Public

MY COMMISSION EXPIRES: 2/23/00

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