

LAND TITLE COMPANY OF ALABAMA

This instrument was prepared by

Send Tax Notice To:

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
 (Address) Birmingham, Alabama 35209

Roger Wilkins
6284 Highway 17
Helena, Alabama 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Three Thousand Five Hundred and No/100 (143,500.00)

to the undersigned grantor, R. Wilkins Construction, 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

Roger Wilkins and Vickie Wilkins
 (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 Shelby County, Alabama, to wit:

See Legal Description on attached Exhibit "A".

Less and except any part of subject property lying within lake.

Subject to taxes for 1998.

Subject to items on attached Exhibit "B".

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\$ 143,500.00 of the purchase price was paid from the proceeds of a mortgage
 loan closed 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 it 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 same to the said GRANTEES, their heirs, executors and assigns forever, against the
 lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the
 12th day of June, 1998.

ATTEST:

R. Wilkins Construction, Inc.

By Roger Wilkins
 Roger Wilkins President

Secretary

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, The Undersigned, a Notary Public in and for said County in said State, hereby
 certify that Roger Wilkins
 whose name as President of R. Wilkins Construction, 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 the act of said corporation,

Given under my hand and official seal, this the 12 day of June 19 98

David W. Davis
 Notary Public
 (SEAL)

My Commission Expires MY COMMISSION EXPIRES: Sept. 6, 1998.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1998-22765

EXHIBIT "A"

PARCEL I:

Lot 1, Winford Addition to Sunnybrook, as recorded in Map Book 22, Page 100, in the Probate Office of Shelby County, Alabama.

PARCEL II:

An additional strip of land 15 feet wide running generally north and south lying adjacent to the western boundary of said Lot 1 and bounded on the west by the lake. It being intended to describe in this Parcel Two a strip of land lying between the western boundary of said Lot 1 and the high water mark of the existing lake.

EXHIBIT "B"

50 foot building line on front and rear of lot as shown on recorded map.

Easement on rear of lot of undetermined size as shown on recorded map.

Restrictions as shown on recorded map.

Right-of-way granted to Alabama Power Company recorded in Volume 248, Page 381.

Right-of-way granted to Colonial Pipeline recorded in Volume 220, Page 503.

Easement granted for flood easement as recorded in Volume 244, page 725.

Restrictions and covenants appearing of record in Inst. #1997-35321.

Riparian rights associated with the lake under applicable State and/or Federal law.

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