

This instrument was prepared by

Send Tax Notice To: Andrea L. Wallace

(Name) Larry L. Halcomb

name

323 Liberty Ridge Road

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Chelsea, AL 35043

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

STATE OF ALABAMA
COUNTY OF Jefferson



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY THREE THOUSAND AND NO/100
DOLLARS (\$163,000.00)

to the undersigned grantor, Citation Homes, Inc.

(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 Andrea L. Wallace and husband, Brian Wallace

(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, AL to-wit:

Lot 35, Countryside at Chelsea, Second Sector, according to the map recorded in Map Book 10, Page 94, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1998.

Subject to restrictions and protective covenants, 35 foot building line, easements, and agreement with Alabama Power Company of record.

\$ 130,400.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

07/08/1998-25811
12:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
41.50
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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, by its President, Homer L. Dobbs, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June 1998 Citation Homes, Inc.

ATTEST:

By Homer L. Dobbs, Jr.
Homer L. Dobbs, Jr., President

STATE OF Alabama
COUNTY OF Jefferson



I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Homer L. Dobbs, Jr. whose name as President of Citation Homes, 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 and official seal, this the 30th day of June 1998

Larry L. Halcomb
Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002

Inst 1998-25811