

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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FAX 988-5905

This instrument was prepared by:

(Name) B. CHRISTOPHER BATTLES

(Address) 3150 HIGHWAY 52 WEST

PELHAM, AL 35124

Send Tax Notice to:

(Name) CHARLES OEHRLEIN

(Address) 7706 WYNDHAM CIRCLE

HELENA, AL 35080

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----DOLLARS
(\$115,750.00)

to the undersigned grantor DENMAN BUILDERS, INC.

a corporation

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto CHARLES R. OEHRLEIN and wife, KIMBERLY SUE OEHRLEIN

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 30, according to the Amended Map of Wyndham, Bedford Sector, as recorded in Map Book 23, Page 10, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$115,170.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst • 1998-45099

11/13/1998-45099
10:59 AM CERTIFIED
DENMAN BLDG INC. SHELBY CO. ALA.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, 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 the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Rodney Denman President,
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 6th
day of November, 19 98.

DENMAN BUILDERS, INC.

By Rodney Denman President

ATTEST:

Secretary

STATE OF ALABAMA

SHELBY

County

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Rodney Denman, whose name as President of
DENMAN BUILDERS, 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), (she), 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 6th day of November A.D., 1998

My Commission Expires:

Notary Public