

INSTRUMENT PREPARED BY:
Kevin K. Hays, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:
Jeffrey E. Cwynar
7480 Wyndham Parkway
Helena, AL 35080

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$101,750.00 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 Jeffrey E. Cwynar and Dawn Cwynar, Husband and Wife (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 267-A, according to the Survey of Wyndham-Wilkerson Sector, Phase 5, as recorded in Map Book 24, page 128, and a resurvey of Lot 267 of Wyndham-Wilkerson Sector, Phase III, as recorded in Map Book 24, page 66, in the Office of the Judge of Probate of Shelby County, Alabama.
Property Address: 7480 Wyndham Parkway, Helena, AL 35080

Property to become the Homestead of the Grantees.

12/18/1998-30502
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00

Subject to taxes for the year 1999 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$101,749.00 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 16th day of December, 1998.

By: _____

Grantor

Roger Wilkins
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roger Wilkins, President of R. Wilkins Construction, Inc., 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 will full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of December, 1998

[Signature]
Notary Public

Commission Expires: 12/23/00

200005-8661 1998-00502