

**CORPORATION FORM WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

That in consideration of \$107,400.00 to the undersigned Grantor,  
**R. WILKINS CONSTRUCTION, INC., an Alabama Corporation**, 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 William Stuart Fulton and wife Cheryl A. Fulton  
(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 219, according to the Survey of Phase Two- Hidden Creek III,  
as recorded in Map Book 26, Page 124, in the Probate Office of  
Shelby County, Alabama.

Address of the Property: 305 Hidden Creek Trail  
Pelham, Alabama 35124

Subject property is to become the homestead of Grantees.

Subject to taxes for the year 2001 and subsequent years, easements, restrictions, reservations,  
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining  
rights, if any.

\$95,000.00 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 27 day of October, 20 00.

**R. WILKINS CONSTRUCTION, INC.**

BY:

  
Roger Wilkins, President

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., an Alabama Corporation**, whose name 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 on the day the same bears date.

Given under my hand and official seal, this 27 day of October, 20 00.

  
Notary Public

Commission Expires: 11/15/00

**THIS INSTRUMENT PREPARED BY:**  
Kevin Hays and Associates, P.C.  
100 Concourse Parkway, Suite 101  
Birmingham, Alabama 35244

**SEND TAX NOTICES TO:**  
William Stuart Fulton  
305 Hidden Creek Trail  
Pelham, Alabama 35124

Inst # 2000-37875

11/01/2000-37875  
10:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 C01 28.50