



20031118000759800 Pg 1/2 609.50
Shelby Cnty Judge of Probate, AL
11/18/2003 14:33:00 FILED/CERTIFIED

Send To
Glenn Durham
2001 Wilmington Place
Birmingham, AL 35242
PID#:102030004018000

**WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Ten and 00/100 (\$10.00) Dollars

595,500

in hand paid to the undersigned Grantor(s), the receipt whereof is acknowledged, I or we,

B. Hulsey Company, LLC, an Alabama Limited Liability Company, and **T.L. Yarbrough Construction Co, Inc.**, an Alabama Corporaiton

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Glenn Durham and Sue Durham

(hereinafter referred to as Grantees), for and during their joint lives and upon the death of any of them, then to the survivors 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:

Lot 18, according tot he Amended Map of Wilmington Place, as recorded in Map Book 30, Page 23 A & B, in the Probate Office of Shelby County, Alabama..

Subject to all easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem Taxes for the year 2004 and subsequent years, not yet due and payable.

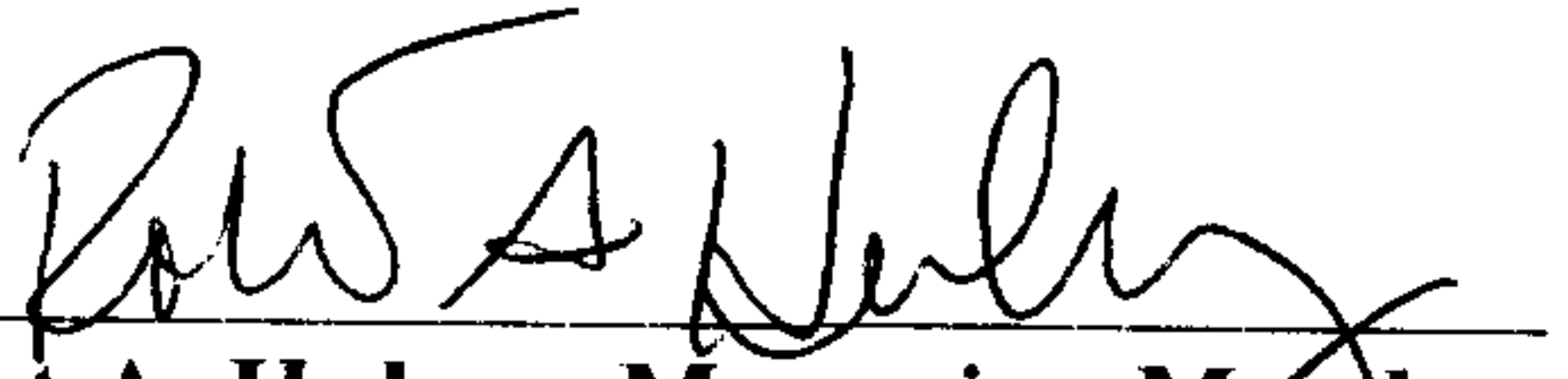
Subject to all Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

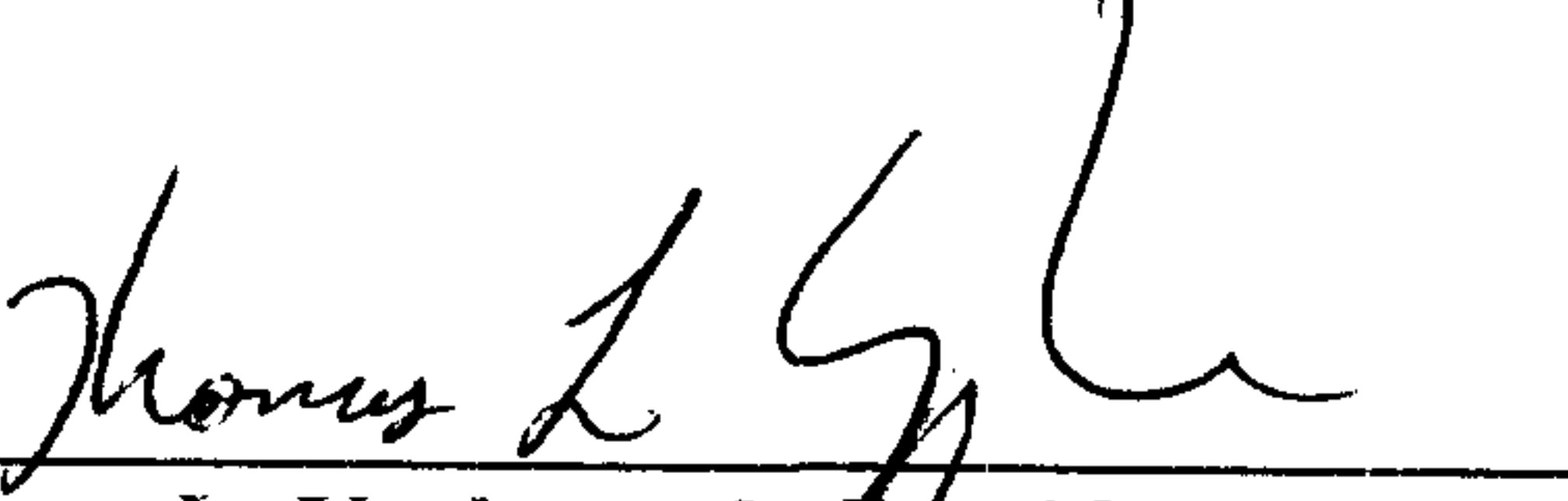
TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of any of them, then to the survivors of them in fee simple, and to the heirs and assigns of such survivor forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby 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 in and to the property described hereinabove 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 himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **13th** day of **November, 2003**.

B. Hulsey Company, LLC

By: 
Robert A. Hulsey, Managing Member

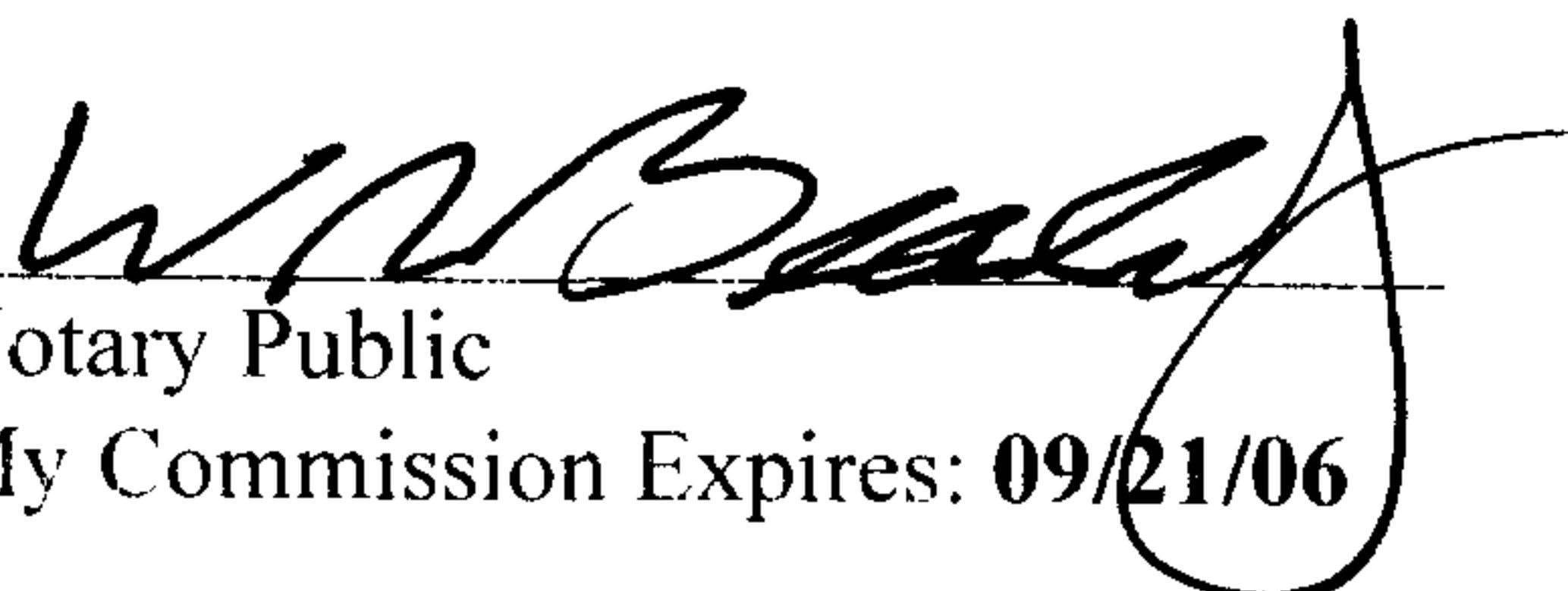
T.L. Yarbrough Construction Co., Inc.

By: 
Thomas L. Yarbrough, President

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert A. Hulsey** as Managing Member of **B. Hulsey Company, LLC** an Alabama Limited Liability Company, and **Thomas L Yarbrough** as President of **T.L Yarbrough Construction Co., Inc.** an Alabama Corporation, 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, they executed the same voluntarily, with full authority and as the act of their Company and Corporation respectively, on the day the same bears date.

Given under my hand and official seal, this 13th day of **November, 2003**.


Notary Public
My Commission Expires: **09/21/06**

OUR FILE NO.: 03258RB

This instrument prepared by:
W. Russell Beals, Jr., Attorney
Beals & Associates, P.C.
4898 Valleydale Road #B3
Birmingham, Alabama 35242

