

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 212, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Joe & Theresa Wildmon
706 Highland Lakes Cove
Birmingham, AL 35242

STATUTORY WARRANTY DEED

20040116000030830 Pg 1/1 242.50
Shelby Cnty Judge of Probate, AL
01/16/2004 11:10:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of four hundred eighty six thousand two hundred thirty five and no/100, dollars (\$486,235.00),

to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is acknowledged,

R & S Custom Homes, Inc.

(herein referred to as grantor), does grant, bargain, sell and convey unto

Joe W. Wildmon Sr. and Theresa M. Wildmon

(herein referred to as grantee), 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, Alabama, to wit:

Lot 4-A, according to A Resurvey of Highland Lakes, 1st Sector, Phase V, and acreage, an Eddleman Community, as recorded in Map Book 27, page 108 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$255,000.00 of the consideration herein was derived from a mortgage with AmSouth Bank closed simultaneously herewith.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to said grantee, for and during their joint lives as joint tenants 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said R & S Custom Homes, Inc., by its President, Ronald T. Kelly, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of December, 2003.

R & S Custom Homes, Inc., an Alabama Corporation

By: Ronald T. Kelly
Its: President

(SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

Corporation Acknowledgment

I, Philander K. Smartt, III the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald T. Kelly whose name as President of R & S Custom Homes, Inc., an Alabama 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, Ronald T. Kelly as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 23rd day of December, 2003.

Philander K. Smartt, III
Notary Public

My Commission Expires: 2/1/04