

This instrument was prepared by

Send Tax Notice To:

WPC & ASSOCIATES LLC  
2 OFFICE PARK CIRCLE  
SUITE 105  
BIRMINGHAM, ALABAMA

Percy P. Callegan and  
Danie'l C. Callegan  
113 Astor Circle  
Chelsea, AL 35043

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

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of two hundred eleven thousand Dollars  
(\$ 211,000.00 ) to the undersigned grantor, or grantors in hand paid by the GRANTEES  
herein, the receipt whereof is acknowledged, we, \_\_\_\_\_

Larry Kent d/b/a Larry Kent Building Company  
a corporation (herein referred to as Grantor, whether one or more) do, grant, bargain, sell and  
convey unto Percy P. Callegan and Danie'l C. Callegan, husband and  
wife

(herein referred to as Grantee, whether one or more), 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 527, according to the Map and Survey of Windstone V  
Subdivision, as recorded in Map Book 31, Page 60, Shelby County  
Alabama Records.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$ 189,800.00 IS RECORDED HERewith

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of  
survivorship, their heirs and assigns, forever, it being the intention of the parties to this

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

Page 2

STATE OF ALABAMA

COUNTY OF     Shelby

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN       WITNESS       WHEREOF,       the       said       GRANTOR,       by       its  
President,       Larry Kent

who is authorized to execute this conveyance, has hereto set its signature and seal, this the  
26th       day of February, 2004.



\_\_\_\_\_(Seal)\_\_\_\_\_(Seal)  
its President

\_\_\_\_\_(Seal)\_\_\_\_\_(Seal)

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

Page 3

**STATE OF ALABAMA**

**COUNTY OF** Shelby

**General Acknowledgment**

I, W. Patrick Cockrell a Notary Public in and for said  
County in said State, hereby certify that  
whose name as Larry Kent President of  
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, as such officer  
and with full authority, executed the same voluntarily for and the act of said corporation,

Given under my hand and official seal, this the 26 day of  
February 20 04.



Notary Public



Return to:

WPC & ASSOCIATES LLC  
2 Office Park Circle, Suite 105  
BIRMINGHAM, AL 35223  
ph 870-0411  
fx 870-0311