

This instrument was prepared by

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

Send Tax Notice To:
JOHN NELSON
DIANE NELSON
116 EMERALD PARK DRIVE
CHELSEA, ALABAMA 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 THREE HUNDRED AND THIRTY FIVE THOUSAND Dollars
ONE HUNDRED AND NINETY EIGHT DOLLARS AND .70
(\$ 335,198.70) to the undersigned grantor, or grantors in hand paid by the GRANTEES
herein, the receipt whereof is acknowledged, we, H & T HOMEBUILDERS INC.

a corporation (herein referred to as Grantor, whether one or more) do, grant, bargain, sell and
convey unto JOHN NELSON AND DIANE W. NELSON, 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:

SEE EXHIBIT A.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$ 349,825.00 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

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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, _____

who is authorized to execute this conveyance, has hereto set its signature and seal, this the
2ND day of MARCH, 20 04.

2 James W. Barrett (Seal) _____ (Seal)
its President

(Seal) _____ (Seal)

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General Acknowledgment

I, WILLIAM PATRICK COCKRELL a Notary Public in and for said
County _____ in _____ said _____ State, _____ hereby _____ certify _____ that
whose name as JAMES W. HAMM _____ 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 _____ 2ND _____ day of
MARCH 20 04.

Notary Public

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006

Return to:

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

EXHIBIT A

**LOT 34A, ACCORDING TO A RESURVEY OF LOTS 8-22 OF EMERALD PARC
PHASE II AS RECORDED IN MAP BOOK 32, PAGE 65, AND LOTS 33-37 OF
EMERALD PARC, AS RECORDED IN MAP BOOK 29, PAGE 47, SAID
RESURVEY BEING RECORDED IN MAP BOOK 32, PAGE 138 IN THE
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**