


This instrument prepared by:
Charles C. Dawson, Jr., Attorney at Law, 9 Office Park Circle, Suite 109, Birmingham, Alabama 35223

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY }


20041103000606990 Pg 1/1 157.00
Shelby Cnty Judge of Probate, AL
11/03/2004 16:17:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00) and other good and valuable consideration to them in hand paid by the Grantees hereinbelow named, the receipt whereof is hereby acknowledged, the undersigned

JASON SCOTT ROWLAND AND HIS WIFE, KRISTIN C. ROWLAND

as Grantors, does hereby grant, bargain, sell and convey unto

DOUGLAS E. WHEELER AND HIS WIFE, MANOLA H. WHEELER

as Grantees, for and during their joint lives and with equal rights and interest for the period or term that the said Grantees shall both survive and unto the survivor of the said Grantees, at the death of the other in fee simple, together with every contingent remainder and right of reversion, subject to the conditions, limitations and restrictions set out below, the following described real property located in Shelby County, Alabama, to-wit:

The real property located at 128 Belford Way, Alabaster, Alabama, and more particularly described as follows:

Lot 405, according to the survey of Weatherly, Belvedere, Sector 23, as recorded in Map Book 21, Page 16, in the Probate Office of Shelby County, Alabama.

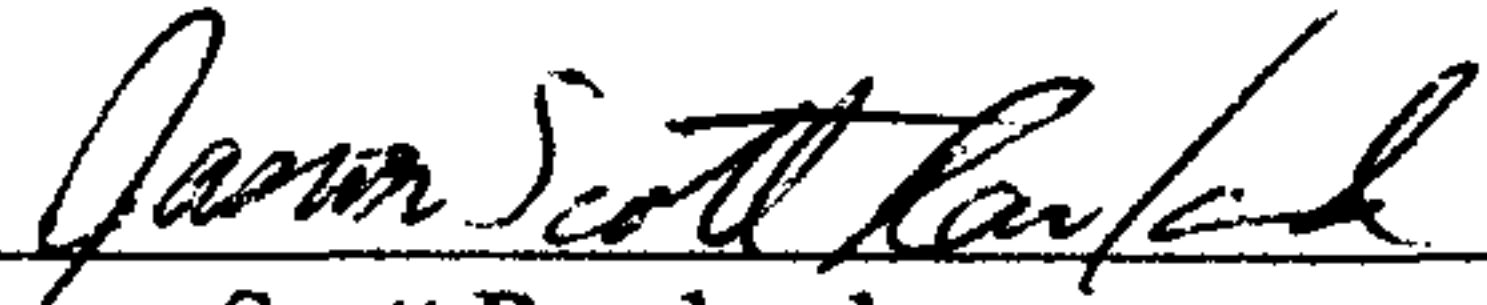

Kristin C. Rowland is one and the same person as Kristen C. Rowland.

Subject to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land, encroachments or other matters or defects shown by a survey of said property, together with all and singular the tenements, hereditaments, rights, members, privileges, and appurtenances thereunto belonging, or in any way appertaining, to have and to hold the same unto the Grantees in the manner and interest as set forth and stated hereinabove, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantors do for themselves and their heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free of all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their 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; however any matter, condition or limitation set out hereinabove is excepted from any warranty.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this the 27th day of October, 2004.

WITNESS:

 (L.S.)	_____ (L.S.)
Jason Scott Rowland	
 (L.S.)	_____ (L.S.)
Kristin C. Rowland	

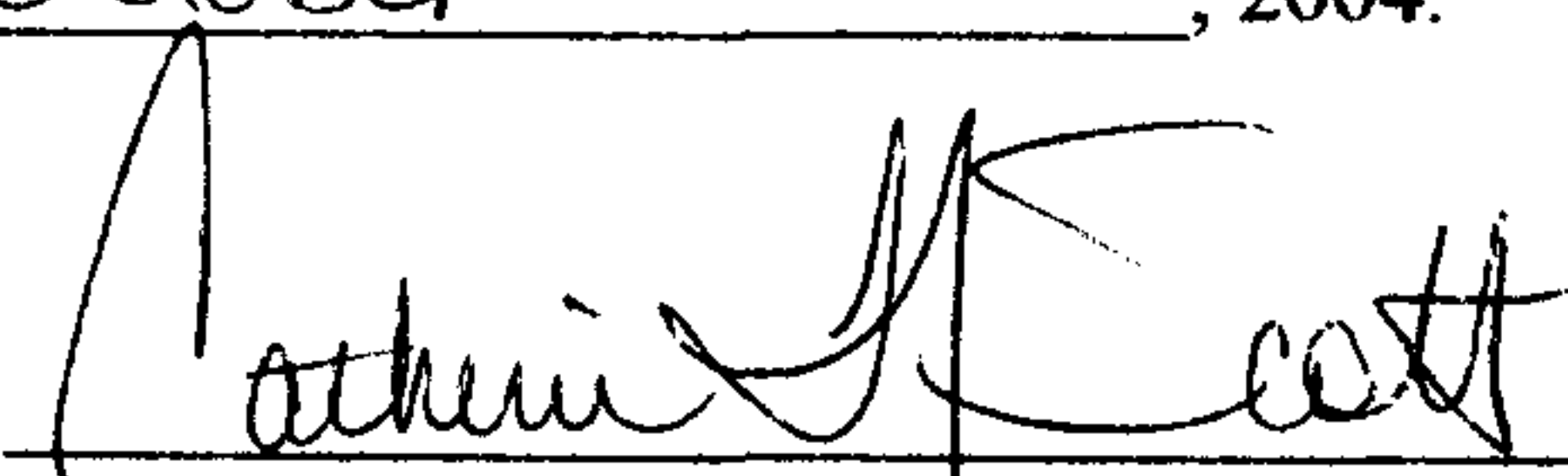
STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority in and for said County and State, do hereby certify that

JASON SCOTT ROWLAND AND HIS WIFE, KRISTIN C. ROWLAND

whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of October, 2004.



Notary Public
My Commission Expires 7-28-06