

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Yolanda C. Wilson and Maurice L. Wilson
3019 Bowron Road
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Seventy Thousand Five Hundred and 00/100 (\$170,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Iladean Carey Wisener, an unmarried person** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Yolanda C. Wilson and Maurice L. Wilson**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 67, Fallston, Sector 3, Phase 1, as recorded in Map Book 20 page 140, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

\$161,975.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Iladean Carey Wisener, is the surviving grantee of deed recorded in Inst. No. 1997-11818 in the Probate Office of Shelby County, Alabama; the other grantee, John Percy Wisener, having died on or about August 15, 2003.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **24th** day of **March**, **2005**.

Iladean Carey Wisener
Iladean Carey Wisener
By: *Kyle C Barrentine*
As Attorney in Fact

Shelby County, AL 03/28/2005
State of Alabama
Deed Tax: \$8.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that **Kyle Craig Barrentine**, whose name as **Attorney in Fact** for **Iladean Carey Wisener** under that certain **Durable Power of Attorney** recorded on **3/28/2005** in Real/Instrument # ***** in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date. ***Inst # 20050328000138880**

Given under my hand and seal of office this the **24th** day of **March** **2005**.

[Signature]
Notary Public

My Commission expires: **6-5-2007**

CLAYTON T. SWEENEY, ATTORNEY AT LAW