20051215000648970 1/2 \$44.50 Shelby Cnty Judge of Probate, AL 12/15/2005 12:43:58PM FILED/CERT

Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of ONE HUNDRED SIXTEEN THOUSAND NINE HUNDRED FIFTY DOLLARS AND 00/100 (\$116,950.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, DONNA KAY MARTIN YEAGER AND JERRY WAYNE YEAGER, A MARRIED COUPLE (herein referred to as "Grantor") do by these presents grant, bargain, sell and convey unto CHARLES L. CORNELIUS, JANE T. CORNELIUS, AND RICHARD E. ADAMS, JR. (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Helena, Shelby County, Alabama, to-wit:

Lot 248, according to the Survey of Wyndham-Wilkerson Sector, Phase 5 and a Resurvey of Wyndham-Wilkerson Sector, Phase III, as recorded in Map Book 24, Page 128, in the Probate Office of Shelby County, Alabama.

\$87,700.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

Subject to Ad Valorem Property Taxes for 2006, and later years, not yet due and payable; covenants, restrictions, easements, and rights of way of record, and mining and mineral rights.

Donna Kay Martin married Jerry Wayne Yeager after Donna Kay Martin took title to the aforesaid property. Donna Kay Martin is one and the same person as Donna Kay Martin Yeager.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

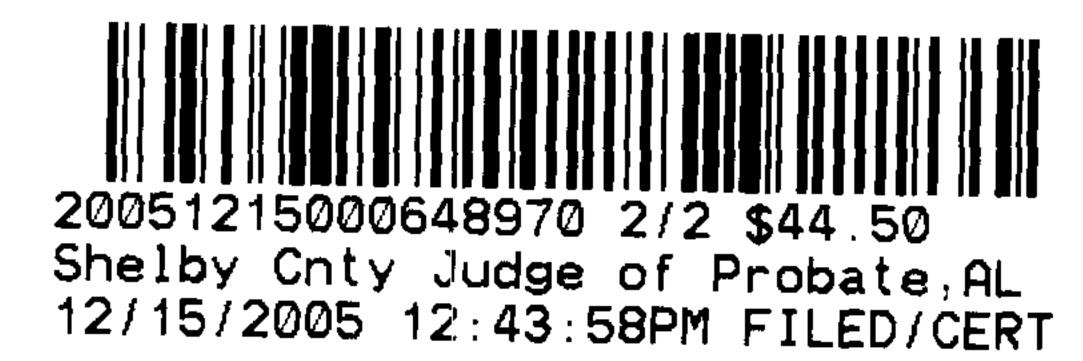
Shelby County, AL 12/15/2005

State of Alabama

Deed Tax: \$29.50

Sprand dason

J KM



In Witness Whereof, the said Grantor has set his hand and seal this 12th day of December, 2005.

	Donna Lay Martin paper (L.S.)
WITNESS	Donna Kay Martin Yeager
	Send Warne Means [L.S.
WITNESS	Jerry Wayne Yeager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned notary public, in and for said county and state, hereby certify that **Donna Kay Martin Yeager and Jerry Wayne Yeager**, 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 seal this 12th day of December, 2005.

Notary Public

My commission expires <u>6/29/2010</u>

GRANTEES' MAILING ADDRESS:

1106 Wyndham Lane Helena, AL 35080

THIS INSTRUMENT PREPARED BY:

Sprain & Associates, P.C. 201 Beacon Parkway West Suite 317 Birmingham, AL 35209

Telephone: 205-437-3232 Fax: 205-945-7009

File # 2000-144