

SEND TAX NOTICE TO:

(Name) John A. & Andrea C. Lentine  
 116 Indian Creek Drive  
 (Address) Pelham, AL 35124

This instrument was prepared by

(Name) ALAN BURDETTE, ATTORNEY  
 (Address) 12 - 24th Ave. N.W.  
BIRMINGHAM, AL 35215

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SIXTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$116,900.00)

to the undersigned grantor, Ray Bailey Construction Company, Inc. a corporation.  
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

John A. Lentine and Andrea C. Lentine  
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, Indiancreek Subdivision, Phase I, as recorded in Map Book 14, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions of record.

\$111,050.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith

1. Deed Tax	6.00
2. Mtg. Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
<b>Total</b>	<b>14.50</b>

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Ray Bailey, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13 day of Dec. 19 90

ATTEST:

RAY BAILEY CONSTRUCTION COMPANY, INC.

By Ray Bailey President

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

STATE OF ALABAMA  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
 90 DEC 21 PM 12:38

I, The Undersigned, Ray Bailey, a Notary Public in and for said County in said State, hereby certify that Ray Bailey, President of Ray Bailey Construction Company, Inc., whose name as 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 as the act of said corporation,

Given under my hand and official seal, this the 13 day of December 19 90