

SEND TAX NOTICE TO:

(Name) Dale A. LeCroy & Karen D. LeCroy
 5265 Meadow Garden Lane
 (Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Gene W. Gray, Jr.
 110 Office Park Drive Suite 230
 (Address) Birmingham, Alabama 35223

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Thousand Five Hundred and no/100 Dollars (\$90,500.00)

to the undersigned grantor, Dean 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

Dale A. LeCroy and Karen D. LeCroy
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama

Lot 19, Block 1, according to the Survey of Sunny Meadows, Phase Two, as recorded
 in Map Book 8, Page 19 A&B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes due October 1, 1984.

Easements, restrictions, rights of way, and building set back line all being matters
 of record.

\$85,950.00 of the consideration recited above was paid from the proceeds of a
 mortgage loan closed simultaneously herewith.

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, David E. Dean
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of March 1984
Dean Construction Company, Inc.

ATTEST:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

By David E. Dean President

STATE OF ALABAMA
 COUNTY OF JEFFERSON

1984 APR -4 AM 9:38

Sub Mtg H46-278

Thomas A. Lawrence, Jr.

JUDGE OF PROBATE

Send TAX 5.00
 Rec 1.50
 Just 1.00
 7.50

I, Gene W. Gray, Jr.
 State, hereby certify that David E. Dean
 whose name as President of Dean Construction Company, Inc.
 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 30th day of March 19 84

Alabama Fed Sec Assn Notary Public

BOOK 354 PAGE 475