

This instrument was prepared by

This Form furnished by:

(Name) John E. Medaris, Atty.

**Cahaba Title. Inc.**

(Address) P.O. Box 766, Alabaster, Alabama 35007

Highway 31 South at Valleydale Road  
P. O. Box 689  
Pelham, Alabama 35124



Policy Issuing Agent for  
Safeco Title Insurance Co  
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Seven Thousand and No/100th (\$67,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
B. J. Harris, a married man, and Denney E. Barrow, a married man,  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frances McCrea and husband, George McCrea,  
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

Unit 5, in the Valley Station Condominium, a condominium  
located in Shelby County, Alabama, as established by  
Declaration of Condominium and By-Laws thereto, as recorded in  
Real Volume 30 page 194, in the Office of the Judge of Probate  
of Shelby County, Alabama, together with an undivided interest  
in the common elements of Valley Station Condominium, as set  
out in the said Declaration of Condominium, said Unit being  
more particularly described in the floor plans and  
architectural drawings of Valley Station Condominium, as  
recorded in Map Book 9 page 79 and 80, in the Probate Office  
of Shelby County, Alabama; being situated in Shelby County,  
Alabama. Mineral and mining rights excepted.

Subject to all existings easements, taxes and restrictions of  
record.

\$61,000.00 of the above recited purchase price was paid by a  
mortgage loan closed simultaneously herewith.

This property does not represent the homestead of the  
Sellers, said homestead of B. J. Harris be at Rt. 1 Box 306 B  
Helena, Ala 35080 and said homestead of Denney Barrow being  
at Rt 1 Box 307, Helena, Al 35080.

TO HAVE AND TO HOLD to 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, together with every contingent  
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)  
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.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 1st  
day of April 1986

WITNESS:

STATE OF ALABAMA SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1986 APR -9 AM 10:26  
My Comm. Expires 8-17

Deed TAX 6.00  
Rec 2.50  
Jud 1.00  
9.50

B. J. Harris (Seal)  
Denney E. Barrow (Seal)

STATE OF ALABAMA  
Shelby COUNTY

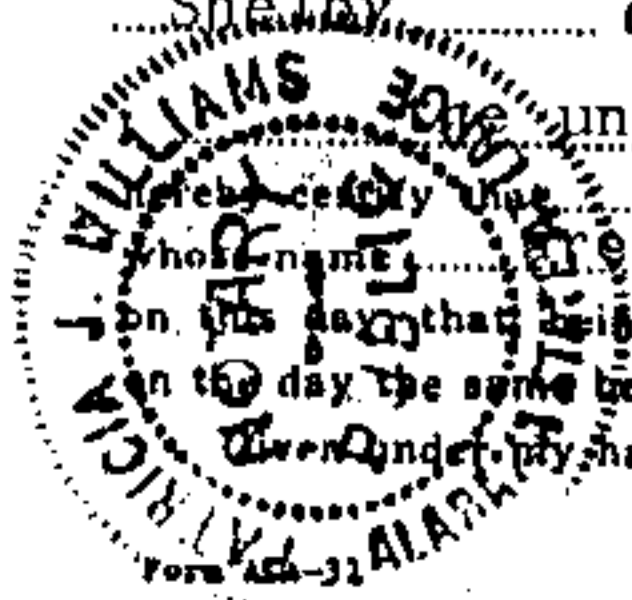
General Acknowledgment

undersigned authority a Notary Public in and for said County, in said State,  
B. J. Harris, a married man, and Denney E. Barrow, a married man,  
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  
in the day the same bears date.

Under my hand and official seal this 1st day of April A. D., 1986

My Commission Expires January 24 1987

Patricia J. Williams



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