

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY NINE THOUSAND NINE HUNDRED & 00/100----
(\$49,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Randal W. Frank, an
unmarried man (herein referred to as grantors), do grant, bargain,
sell and convey unto Clyde W. Dunbar and Lareaux Dunbar (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 and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of Lot No. 8, in Block 2, of K. B. Nickerson's survey
on Helena Road and run in Southerly direction along the East line of Pine
Street 23 feet; thence continue in a Southerly direction along the East line of
Pine Street for a distance of 180 feet; run thence in an Easterly
direction and parallel with the South line of Lot No. 9 a distance of 200 feet
to point of beginning of the land herein described; thence continue in an
Easterly direction of 100 feet; thence in a Northerly direction along the East
line of said Lots 9 and 8, a distance of 180 feet; run thence in a Westerly
direction and parallel with the South line of Lot 9 a distance of 100 feet;
thence run in a Southerly direction and parallel with the East line of said
Lots 8 and 9, a distance of 180 feet to point of beginning. Said map of K. B.
Nickerson's survey of Helena Road is recorded in Map Book 3, page 116. ALSO,
the West 35 feet of the West 50 feet of the North 203 feet of Lot No. 16, in
Block 2, of K. B. Nickerson's Survey on Helena Road, with the exception of a
strip 23 feet wide across the North end of said Lot 16, which is used for
roadway purposes. Said property being a part of the Northeast Quarter of the
Northeast Quarter of Section 2, Township 21 South, Range 3 West, and being in
said K. B. Nickerson's Survey of Helena Road. Situated in Shelby County,
Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.


All of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

GRANTEES' ADDRESS: 705 Third Avenue Southwest, Alabaster, Alabama 35007

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 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 stated 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, I have hereunto set my hand and seal, this 7th day of January,
1987.


Randal W. Frank (SEAL)



STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Randal W. Frank, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January A.D., 1987

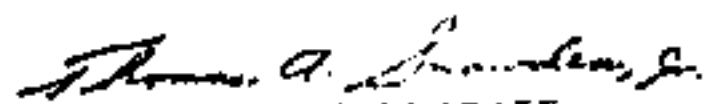
My Commission Expires April 9, 1987


Notary Public

BOOK 109 PAGE 417

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

1987 JAN -9 PM 12:01


JUDGE OF PROBATE

1. Dead Tax	\$	—
2. Mtg Tax		—
3. Recording Fee		500
4. Indexing Fee		100
TOTAL		600