

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND & 00/100---- (\$115,000.00) DOLLARS to the undersigned grantor, J.D. Curtis Construction, Inc. a corporation, (herein referred to as the 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 Allen J. LeBlanc and wife, Janalyn B. LeBlanc (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:

See attached Exhibit "A" for legal description.

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

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2440 Dalton Drive, Pelham, Alabama 35124

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, John Dory Curtis, Jr., who is authorized to execute this conveyance, hereto set its signature and seal, this the 1st day of June, 1987.

J.D. Curtis Construction, Inc.
By: John Dory Curtis, Jr.
John Dory Curtis, Jr., President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that John Dory Curtis, Jr. whose name as the President of J.D. Curtis Construction, 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 1st day of June, 1987

Notary Public

My Commission Expires
3-10-91

NOTARY
PUBLIC

Part of the North 1/2 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, Being more particularly described as follows:
 Begin at the Southeast corner of Lot 333 Chandalar South Sixth Sector, as recorded in Map Book 7, page 49 in the Office of the Judge of Probate Shelby County, Alabama and run in a Westerly direction along the Southerly line of said Lot 333 for a distance of 61.05 feet; thence turn an angle to the right of 27 degrees 03 minutes 24 seconds and run in a northwesterly direction along the southwest line of said Lot 333 for a distance of 192.20 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 26 minutes 20 seconds and run in a Southwesterly direction for a distance of 153.47 feet; thence turn an angle to the left of 75 degrees 38 minutes 20 seconds and run in a southeasterly direction for a distance of 304.08 feet, more or less to a point on the curved northwest right of way line of Dalton Drive, said curve being concave in a westerly direction and having a central angle of 33 degrees 47 minutes 18 seconds and a radius of 453.43 feet; thence turn an angle to the left and run in a northeasterly direction along said curved right of way line for a distance of 267.40 feet, more or less to the point of beginning.
 Situated in Shelby County, Alabama.

JHK

BOOK 134 PAGE 281

STATE OF ALABAMA
 JUDGE OF PROBATE
 INSTRUMENT FILED

1987 JUN -5 AM 10:30

Thomas J. [Signature]
 JUDGE OF PROBATE

1. Court Fee	15.00
2. Mfg. Fee	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	21.00