

This instrument was prepared by

LARRY L. HALCOMB

ATTORNEY AT LAW

1153

SEND TAX NOTICE TO:

(Name)

8512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

H. Ray Lea

5461 Sunrise Drive

Birmingham, Al 35243

(Address)

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred four thousand six hundred thirty five and no/100 (104,635.00)

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

H. Ray Lea and Cheryl E. Lea

(herein referred to as GRANTEEES) 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:

Lot 20-A, according to the Resurvey of Lot 20, Sunny Meadows,
3rd Sector, as recorded in Map Book 10, Page 96 in the Probate
Office of Shelby County, Alabama.

Subject to taxes for 1987.

Subject to restrictions, building lines, easements and rights of way of record.

The grantor does not warrant title to coal, oil, gas and other mineral interests
in, to or under the land herein conveyed.

\$50,000.00 or the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. J. Harris
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of June 1987

ATTEST:

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

1987 JUN 22 AM 8:48

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, Larry L. Halcomb

State, hereby certify that B. J. Harris
whose name as President of

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

16th day of

June

1. Deed Tax \$ 55.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

Larry L. Halcomb

My Commission Expires January 23, 1990

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