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This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) First Real Estate
(Address) P.O. Box 9 Pelham, AL 35124

Send Tax Notice to:

(Name) Mr. David W. Phares
(Address) 4646 Pyne Drive
Bessemer Alabama 35023

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

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand Five Hundred and No/100-----DOLLARS
(\$12,500.00)

to the undersigned grantor, First Real Estate Corporation of Alabama 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
David W. Phares and Catherine A. Phares

(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

Jefferson County, Alabama; to-wit;
(Bessemer Division)

Lot 76 according to the Amended Map of Tannehill Valley, as recorded in
Map Book 22 Page 3 in the Probate Office of Jefferson County, Alabama,
Bessemer Division; being situated in Jefferson County, Alabama.

Mineral and Mining rights excepted.

This conveyance and the covenants of title herein are made subject to
any and all restrictions, reservations, easements, rights of way and
covenants of record in said county affecting said property, any matter
and state of facts that would be disclosed by accurate survey and in-
spections of said premises, and the lien for ad valorem taxes against
said property for the current year, which taxes Grantee assumes and agrees
to pay.

\$11,250.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

1. Deed Tax \$ 1.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 5.00

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 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 it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of 19

ATTEST:

Secretary

First Real Estate Corporation of Alabama
By: Frederick W. Ulbricht

By: Frederick W. Ulbricht
President

STATE OF ALABAMA
COUNTY OF Shelby

I, Undersigned

a Notary Public is and for said County in said

State, hereby certify that Frederick W. Ulbricht
whose name as President of First Real Estate Corporation of Alabama
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 is day of 1988

My Commission Expires

Notary Public