



american title insurance company

2110 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

SEND TAX NOTICE TO:
KENNETH A. HARRIS
2607 ROYAL COURT
HELENA, ALABAMA 35080

This instrument was prepared by

(Name).....CLAIBORNE P. SEIER, ATTY.

(Address).....2100 SOUTHBRIDGE PKWY, B'HAM, AL 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THOUSAND NINE HUNDRED AND 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
H. WALKER & ASSOCIATES, INC.

(herein referred to as grantors) do grant, bargain, sell and convey unto

KENNETH A. HARRIS, A SINGLE PERSON, AND MELISA T. GUEST, A SINGLE PERSON

(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:

LOT 12, ACCORDING TO THE MAP AND RESURVEY OF LOTS 6, 7, 10, 11 AND 12 OF ROYAL
OAKS, FOURTH SECTOR, UNIT II AS RECORDED IN MAP BOOK 10, PAGE 72 IN THE OFFICE
OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to Easements and Restrictions of Record.
Subject to taxes for 1988 and thereafter.

\$108,800.00 of the above purchase price was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 12.50
2. Mig Tax
3. Recording Fee 2.80
4. Indexing Fee 1.00
TOTAL 16.00

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 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, I have hereunto set my hand(s) and seal(s), this 10th
day of May, 1988

WITNESS:

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

88 MAY 12 PM 12:41 (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
JEFFERSON COUNTY

H. WALKER & ASSOCIATES, INC.

HAROLD R. WALKER, PRESIDENT (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that HAROLD R. WALKER, PRESIDENT
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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 10th day of May, A. D., 1988

RETURN TO:

AMERICAN TITLE INSURANCE COMPANY
2700 BYRD DR. SUITE 204

Notary Public,
my Commission Expires October 8, 1990

BOOK 184 PAGE 159