

SEND TAX NOTICE TO:
James G. Joyner
3019 Spruce Drive
Helena, AL 352080

This instrument was prepared by
(Name) ✓ Lamar Ham 1396

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Eight Thousand Two Hundred and 00/100-----dollars

to the undersigned grantor, H. Walker & Associates, Inc. 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

James G. Joyner and Young Hee Joyner

(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 23, according to the Survey of Royal Pines, as recorded in Map Book 11, page
51, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and
rights of way of record.

\$70,550.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

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1. Deed Tax \$ 18.00
2. Mtg. Tax _____
3. Recording Fee 2.50
cert 1.00
4. Indexing Fee 3.00
TOTAL 24.50

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 con-
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harold R. Walker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of August 19 89
H. Walker & Associates, Inc.

ATTEST:

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

By *Harold R. Walker*
Harold R. Walker President

STATE OF Alabama }
COUNTY OF Jefferson } 89 AUG 31 AM 9:13

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned Harold R. Walker
State, hereby certify that whose name as President of H. Walker & Associates, 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 28th day of August 19 89

[Signature]
Notary Public