

This instrument was prepared by

(Name) **JAMES R. MONCUS, JR., ATTORNEY**
1318 ALFORD AVENUE, SUITE 102
(Address) BIRMINGHAM AL 35226

683
SEND TAX NOTICE TO:
JAMES T. RICE, JR.
JANET M. DOWDLE
1427 TIMBER CIRCLE
HELENA AL 35080

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 SIX THOUSAND NINE HUNDRED AND NO/100 (\$86,900.00) DOLLARS

to the undersigned grantor, **OAKLEAF PROPERTIES, 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 T. RICE, JR. AND JANET M. DOWDLE

(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 14, EXCEPT THE NORTH 5 FEET THEREOF, ACCORDING TO THE AMENDED SURVEY OF TIMBER PARK, AS RECORDED IN MAP BOOK 13, PAGE 115, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$88,022.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

BOOK 304 PAGE 500

1	Deed Fee	\$	2.50
2	Recording Fee	\$	2.50
3	Notary Fee	\$	1.00
4	Other Fees	\$	1.00
Total		\$	7.50

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 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 its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20TH day of JULY 1990

ATTEST:

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

OAKLEAF PROPERTIES, INC.

By *Ronald H. Dyar* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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I, **THE UNDERSIGNED**

State, hereby certify that **RONALD H. DYAR**
whose name as President of

OAKLEAF PROPERTIES, 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 20TH day of

JULY 19 90

[Signature]
Notary Public