

This form furnished by:

2435
Cahaba Title, Inc.

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This instrument was prepared by:
(Name) COURTNEY H. MASON, JR.
(Address) 100 CONCOURSE PARKWAY, SUITE 350
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:
(Name) Mr. William Eugene Leys, Sr.
(Address) 1516 Timber Drive
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of NINETY ONE THOUSAND NINE HUNDRED AND NO/100ths (\$91,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Larry Kent d/b/a Larry Kent Building Co., Inc. (herein referred to as grantors) do grant, bargain, sell and convey unto

William Eugene Leys, Sr. and wife, Karon L. Leys. (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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 43, according to the Survey of Timber Park, Phase III, recorded in Map Book 15, page 11, in the Probate Office, of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$93,623.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1 Deed Tax 2.00
2 Notary Fee 3.00
3 Recording Fee 3.00
4 Title Insurance 7.00
5 Other 1.00
Total 16.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JUN -5 PM 1:49

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE ABOVE NAMED GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

THE GRANTOR IS NOT INCORPORATED.

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.

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 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 30th day of May, 19 91

WITNESS

Larry Kent d/b/a Larry Kent Building Co., Inc.

(Seal)

(Seal)

(Seal)

Larry Kent
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent d/b/a Larry Kent Building Co., Inc. 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, A.D., 19 91

595 COURTNEY H. MASON