

This form furnished by:

Cahaba Title, Inc.

4412
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(205)833-1571
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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO BOX 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:
(Name) Dominic T. Melendez
(Address) Route 2 Box 147
Calera, Alabama 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Nine Thousand and no/100ths-----(\$39,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Penny R. Bawcum as Administrator of the Estate of Rayford Lee Smith (herein referred to as grantors) do grant, bargain, sell and convey unto

Dominic T. Melendez and wife, LeeAnn Melendez (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:

A lot in the SW 1/4 of the SW 1/4 of Section 21, Township 22 South, Range 2 West in the Town of Calera described as follows: Commence at the Northwest corner of Lot 5 of Farris Estates as recorded in Map Book 4 page 13 in the Office of the Judge of Probate of Shelby County, Alabama; thence run Northeast 57.77 feet along the North line of said Lot 5 to the point of beginning; thence continue last course 114.00 feet along the North line of said Lot 5 and Lot 6 of said Farris Estates; thence turn left 93 deg. 01 min. 30 sec. and run Northwest 233.43 feet to the Southeast right-of-way of Alabama Highway #25; thence turn left 91 deg. 42 min. 22 sec. and run Southwest along said right-of-way 113.74 feet; thence turn left 88 deg. 15 min. 16 sec. and run Southeast 224.03 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$38,925.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This deed is executed and delivered in accordance with the decree of the Court in Case No. CV 90-662, Circuit Court of Shelby County, Alabama (In Re: The Matter of the Estate of Rayford Lee Smith, Deceased) granting the "Application of Administratrix for Approval to Sell Real Property of the Decedent."

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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 31st day of May, 19 91.

WITNESS

(Seal)

(Seal)

(Seal)

Penny R. Bawcum (Seal)
Penny R. Bawcum as Administrator
of the Estate of Rayford Lee Smith (Seal)

(Seal)

STATE OF ALABAMA

COUNTY }

General Acknowledgment

SEE NOTARY ACKNOWLEDGEMENT ON BACK

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A.D., 19 _____

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Penny R. Bawcum, whose name as Executrix of the Estate of Rayford Lee Smith, 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, she, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 31ST DAY OF MAY, 1991.

Richard D. Mink
Notary Public

RICHARD D. MINK
MY COMMISSION EXPIRES
10/23/93

BOOK 350 PAGE 928

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

91 JUL -1 AM 11:34

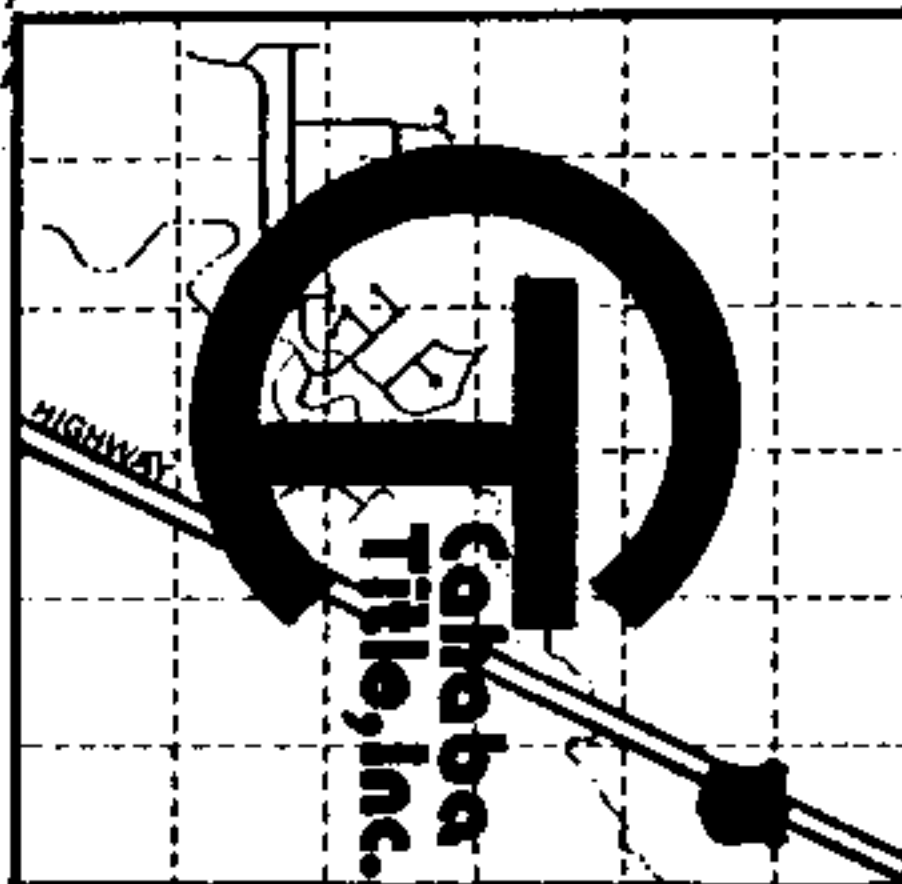
James H. Montgomery
JUDGE OF PROBATE

1. Doc. Fee	50
2. Mfg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
5. No. Tax Fee	
6. Transfer Fee	1.00
Total	9.50

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Doc. Tax \$

\$

This form furnished by

Cahaba Title, Inc.

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Birmingham, Alabama 35244

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