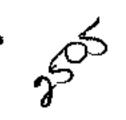
This instrument was prepared by

Courtney Mason & Associates PC 100 Concourse Parkway Suite 350 Birmingham, Alabama 35244



CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA SHELBY COUNTY

S. John

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY NINE THOUSAND NINE HUNDRED & NO/100----(\$89,900.00) DOLLARS to the undersigned grantor, Liberty Homebuilders, Inc. a corporation, (herein referred to as the 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 Ronald Duncan and wife, Susan Capri Duncan (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 14, according to the survey of South Forty, as recorded in Map Book 11 Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted. Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$89,994.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK GRANTEES' ADDRESS: #14 SOUTH FORTY ROAD, ALABASTER, ALABAMA 35007

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 it 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, Roger D. Massey, who is authorized to execute this conveyance, hereto set its signature and seal, this the 25th day of November, 1991.

> STATE OF ALA. SHELBY O T CERTIFY THIS

Liberty Homebuilders, Inc. By: VERERI D. T) Yester Roger D. Massey, President

91 DEC 23 AM 9: 27 1

STATE OF ALABAMA COUNTY OF SHELBY COUNTY OF PROBATE

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I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Roger D. Massey whose name as the President of Liberty Homebuilders, 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 25th day of November, 1991

Notary Public

COURTNEY H. MASON, JR. MY COMMISSION EXPIRES 3-5-95

Notax 1. Deed Tax -2. MIR Tax -3. Recording Fee 4. Indexing Fee -5. No Tax Fee -6. Certified Fee -Total

1. Deed Tax 🕳 2. Mtg. Tax

Recording Fee ...

4. Indexing Fee

5. No Tax Fee 📖

Certified Fee _