

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

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY FIVE THOUSAND SEVEN HUNDRED THIRTY FOUR & 83/100 (\$195,734.83) DOLLARS to the undersigned grantor, Ray Bailey Construction Co., Inc., an Alabama Corporation a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James R. Averitt and wife, Sherry A. Averitt (herein referred to as GRANTEEES) 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:

Lot 53A, according to a resurvey of Lots 21, 22, 53-55, 58-63 & 86-89 of the Amended Map of Hickory Ridge, as recorded in Map Book 13, Page 147, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$176,150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5053 Longleaf Lane, Birmingham, Alabama 35242

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Ray Bailey, who is authorized to execute this conveyance, hereto set its signature and seal, this the 13th day of April, 1993.

Ray Bailey Construction Co., Inc., an Alabama Co  
By: Ray Bailey  
Ray Bailey, President 0904

04/20/1993-10904  
01:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 26.50

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that Ray Bailey whose name as the President of Ray Bailey Construction Co.,, 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 13th day of April, 1993

Notary Public

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