

Send Tax Notice To:
Cyrus W. Harper, II and wife,
Jamea M. Harper
5510 Cedarshed Cove
Birmingham, Alabama 35242

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Eighty Two Thousand Five Hundred Dollars and 00/100 (\$182,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Ray Bailey Construction Co., Inc., an Alabama corporation**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Cyrus W. Harper, II and wife, Jamea M. Harper** (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 67, according to the Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO a LIMITED EASEMENT to a part of Lot 74 of the Amended Map of Hickory Ridge as recorded in said Map book 11, page 79; described as follows:

Begin at the most Southeasterly corner of said Lot 74, Thence run Southwesterly along the South line of said Lot 74 a distance of 92.20 feet; Thence turn right 90 deg. 00 min. 00 sec. and run North a distance of 31.00 feet, Thence turn right 62 deg. 25 min. 51 sec. and run Northeast a distance of 93.90 feet to a point on the East line of said Lot, Thence turn right 110 deg. 42 min. 26 sec. and run Southeast 75.00 feet to the point of beginning.

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

NOTE: This property does not constitute the homestead of the Grantor.

NOTE: One Hundred Forty Five Thousand Dollars and 00/100 (\$145,000.00) of the purchase price was paid from a mortgage filed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
002 NCD 47.50

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, 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, hereto set its signature and seal, this 21 day of June, 1993.

BY:

Ray Bailey
Ray Bailey, President of
Ray Bailey Construction Co., Inc.

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ray Bailey as President of Ray Bailey Construction Co., 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 21 day of June, 1993.

Kumbel M. Melton
Notary Public

My commission expires: 3-5-95

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