

This instrument was prepared by

Send Tax Notice To: Cyrus E. Lee

(Name) Larry L. Halcomb

name

1115 MacQueen Circle

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Helena, AL 35080

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

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED ELEVEN THOUSAND FOUR HUNDRED AND NO/100-----
-----DOLLARS (\$111,400.00)

to the undersigned grantor, Fieldstone Construction Co., Inc

(herein referred to as 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 Cyrus E. Lee and wife, Linda G. Lee

(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 right of reversion, the following described real estate, situated in Shelby County, AL to-wit:

Lot 24, according to the Survey of Second Sector, Fieldstone Park, as recorded in Map Book 16, Page 114, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1994.

Subject to restrictions, right-of-way, easement, and 30 foot building line of record.

Grantor reserves for itself, its successors and assigns, an easement for ingress and egress from MacQueen Circle to Fieldstone Park over and across the concrete walkway which encroaches onto Lot 24 as shown by the attached survey prepared by Laurence D. Weygand dated June 20, 1994.

\$ 81,400.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-20583

06/29/1994-20583
12:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 41.00

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 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, B. J. Harris who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of June 1994

Fieldstone Construction Co., Inc

ATTEST:

By B. J. Harris
B. J. Harris, President

STATE OF Alabama
COUNTY OF Jefferson }

a Notary Public in and for said County in said

I, Larry L. Halcomb State, hereby certify that B. J. Harris whose name as President of Fieldstone 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,

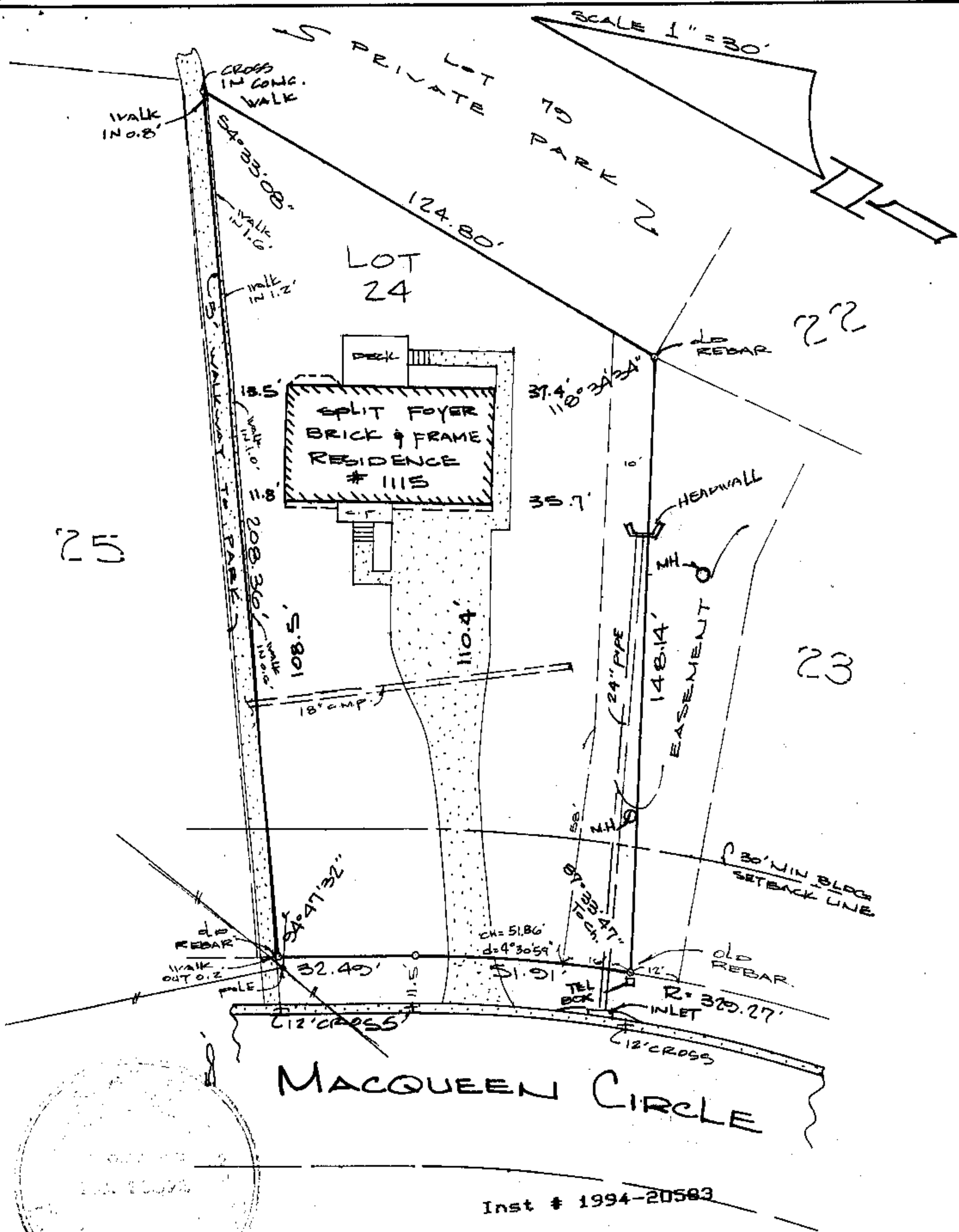
Given under my hand and official seal, this the 24th day of June 1994

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998

Inst # 1994-20583



Inst # 1994-20583

06/29/1994-20583
12:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY

AS-BUILT SURVEY

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, certify that I have surveyed Lot 24, Block 24, SECOND SECTOR, FIELDSTONE PARK, as recorded in Map Volume 16, Page 114, in the office of the Judge of Probate SHELBY County, Alabama; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area", that there are no encroachments on said lot except as shown; that improvements are located as shown above; that this survey meets the minimum technical standards for surveys as required by the State of Alabama (using 14" long #5 iron rebars); and that the correct address is as follows: 1115 MACQUEEN CIRCLE; according to my survey of: JUNE 20, 1994

Survey invalid if not sealed in red.
Flood Zone "C"
CP# 010294 00058
Order No. 75378
Laurence D. Weygand, Reg. No. 10 373 phone: 342-0086
165 Oakmoor Road Birmingham, AL 35209