

This Form Furnished by

Send Tax Notice To:
BEN E. LAVENDER, JR.
1914 Seattle Slew Drive
Helena, Alabama 35080



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 326-8000
Inst # 1994-37612

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

12/29/1994-37612
09:14 AM CERTIFIED
KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY JUDGE OF PROBATE
001 SMA

That in consideration of Ninety-Nine Thousand Nine Hundred and no/100 DOLLARS
to the undersigned grantor, J. HARRIS DEVELOPMENT CORPORATION a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
BEN E. LAVENDER, JR., A SINGLE MAN

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama to-wit:

Lot 36-A, according to a Resurvey of Lots 35 and 36, Dearing Downs, 11th Addition,
as recorded in Map Book 17 page 98 in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 74,900.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

\$ 15,000 of the purchase price is being paid from the proceeds
of a second mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his heirs or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

Vice President, who is

this the 16th day of December, 19 94

ATTEST:

Secretary By JACK A. HARRIS President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that JACK A. HARRIS

whose name as Vice President of J. HARRIS DEVELOPMENT CORPORATION, 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 16th day of December, 19 94

Notary Public