

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETEEN THOUSAND ONE HUNDRED FORTY NINE & NO/100---- (\$19,149.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John R. Price, II and wife, Jeanie D. Price and Doyle M. Dillard and wife, Shirley B. Dillard (herein referred to as grantors), do grant, bargain, sell and convey unto Mark E. Harper and wife, Terri E. Harper (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, Alabama, to-wit:

Lot 3, Block 1, according to the Survey of Dearing Downs, Second Addition, as recorded in Map Book 9 page 33 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.

GRANTEES' ADDRESS: 1410 Secretariat Drive Helena, Alabama 35080

And as further consideration, the herein grantee(s) expressly assume(s) and promise(s) to pay that certain mortgage to Johnson & Associates, dated July 28, 1993, in the amount of \$104,175.00 as recorded in Inst. #1993-23851, and transferred to The Prudential Home Mortgage by inst. #1994-13597, in the Probate Office of Shelby County County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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, we have hereunto set our hands and seals, this 26th day of June, 1996.

Doyle M. Dillard

By: Jeanie D. Price his attorney-in-fact (SEAL)

Doyle M. Dillard, by and through his Attorney in Fact, Jeanie D. Price

By: Jeanie D. Price her attorney-in-fact (SEAL)

Shirley B. Dillard, by and through her Attorney-In-Fact, Jeanie D. Price

John R. Price, II

By: Jeanie D. Price his attorney-in-fact (SEAL)

John R. Price, II, by and through his Attorney-In-Fact, Jeanie D. Price

Jeanie D. Price (SEAL)

Jeanie D. Price

SEE NOTARY ACKNOWLEDGMENTS ON BACK

Inst # 1996-20655

06/27/1996-20655
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MC3 32.50

Inst # 1996-20655

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Jeanie D. Price, a married woman, whose name 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 26TH DAY OF JUNE, 1996.

My Commission Expires: 3/5/99


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jeanie D. Price whose name as Attorney In Fact for Doyle M. Dillard 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, she in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 26TH DAY OF JUNE, 1996.

My Commission Expires: 3/5/99


Notary Public

State of Alabama)
County of Shelby)

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jeanie D. Price whose name as Attorney In Fact for Shirley B. Dillard 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, she in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 26TH DAY OF JUNE, 1996.

My Commission Expires: 3/5/99

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99


Notary Public

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jeanie D. Price whose name as Attorney In Fact for John R. Price, III 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, she in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 26TH DAY OF JUNE, 1996.

My Commission Expires:

3/5/99


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
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