

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Lam K. Le & Jacquelyn E. Le
(Address) 105 Timberleaf Circle
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Three Thousand Six Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we
Larry Kent d/b/a Larry Kent Building Company
(herein referred to as grantors), do grant, bargain, sell and convey unto
Lam K. Le and wife, Jacquelyn E. Le

(herein referred to as GRANTEE), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Timberleaf Townhomes, as recorded in Map
Book 21, Page 31, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1997 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.

\$ 91,431.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-17610

06/05/1997-17610
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT RECORD \$1.00

TO HAVE AND TO HOLD, unto the said GRANTEE 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 joint lives of the grantees herein) in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and, if one does not survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, 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 noted above; that I (we) have 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 23rd day of May, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

Larry Kent (Seal)
Larry Kent d/b/a
Larry Kent Building Company (Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Kent d/b/a Larry Kent Building Company, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of May, A.D., 19 97.

My Commission Expires

Notary Public