

"Title Not Examined by Preparer"

This instrument was prepared by

Send Tax Notice To: RENE MENARD

(Name) Massey & Stotser, P.C.

name
349 HIGHLAND PARK DRIVE

(Address) P.O. Box 94308

address
BIRMINGHAM, ALABAMA 35242

Birmingham, Alabama 35220-4308

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 THREE HUNDRED THIRTY NINE THOUSAND AND NO/100-----

-----DOLLARS (\$339,000.00)

to the undersigned grantor, M. A. FRAZIER CONSTRUCTION, INC.

(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 RENE MENARD AND WIFE, CAROL A. MENARD

(herein referred to as GRANTEE) 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:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

Subject to: (1) Taxes for the year 2000 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.

\$305,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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10/20/1999-43365
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 45.00

TO HAVE AND TO HOLD, To the said GRANTEE 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 GRANTEE, 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 GRANTEE, their heirs, executors 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, has hereto set its signature and seal, this the 18th day of October 1999

ATTEST:

M. A. FRAZIER CONSTRUCTION, INC.
By Michael A. Frazier
MICHAEL FRAZIER, PRESIDENT

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL FRAZIER, whose name as PRESIDENT of M. A. FRAZIER CONSTRUCTION, 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 18th day of October, 1999.

Edmund A. Samuel
Notary Public

MY COMMISSION EXPIRES: 3-7-2003

GP/AP

EXHIBIT "A"

Lot 803, according to the Survey of Highland Lakes, 8th Sector, an Eddleman Community, as recorded in Map Book 23, Page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Inst. # 1994-07111 and amended in Inst. No. 1996-17543, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 8th Sector, recorded as Inst. # 1998-15147 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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