

This Instrument Prepared By:
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Send Tax Notice To:

McKenzie
3340 COLT BURN DR.
HOUSTON TX
75226

Inst. • 2000-20333

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWENTY-NINE THOUSAND THREE HUNDRED AND NO/100 Dollars (\$29,300.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, HARBAR HOMES, INC., (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto WILLIAM H. MCKENZIE, JR., and CYNTHIA Z. MCKENZIE (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 346, according to the Map and Survey of Phase II, Fieldstone Park, Third Sector, as recorded in Map Book 20, Pages 35 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2000 and thereafter; (2) Homeowner's association dues after today's date; (3) Easements, restrictions and rights-of-way of record; (4) Mineral and mining rights not owned by the Grantor; (5) Restrictions and covenants of record.

The entire consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

Grantor represents and warrants that there are no unpaid assessments due any governmental or quasi-governmental agency including but not limited to the City of Helena and Fieldstone Park Homeowner's Association.

The property conveyed herein is not the homestead of any of the Grantor or his spouse.

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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, Danny Brown Jr., has hereunto set his hand and seal, this the 9 day of June, 2000.

HARBAR HOMES, INC.

By: Danny Brown Jr.
Its: President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Danny Brown Jr., whose name as President of Harbar Homes, Inc., a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 9 day of June, 2000.

Notary Public

My Commission Exp. 3.1.02