

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Corey L. Helper

(Name) Larry L. Halcomb

name

215 Beaver Crest Circle

3512 Old Montgomery Highway

address

Pelham, AL 35124

(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Nine Thousand Eight Hundred Eighty and no/100 (\$179,880.00)-----Dollars

to the undersigned grantor, Harbar Construction Company, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Corey L. Helper & Denise T. Helper

(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 34, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of SHELBY County, ALABAMA.

Inst # 2001-27861

Minerals and mining rights excepted.

Subject to taxes for 2001.

Subject to restrictions and covenants appearing of record in Inst. No. 2000-19725.

Subject to right-of-way granted to Alabama Power Company recorded in Inst. No. 2000-23179. 20.00

Subject to restrictions and covenants appearing of record in Inst. No. 1998-29313 and Inst. No. 2000-19725.

Subject to easement as recorded in Inst. No. 1997-34735.

Subject to right-of-way granted to Alabama Power Company recorded in Volume 263, Page 46 and Inst. No. 2000-23197.

Subject to restrictions and covenants appearing of record in Inst. No. 2000-38708.

Subject to easement of varying width on rear of lot as shown on recorded map.

07/06/2001-27861

07:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

\$170,886.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Denney Barrow, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of June

18 2001

ATTEST:

Harbar Construction Company, Inc.

By

Denney Barrow Vice President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that Denney Barrow whose name as Vice President of Harbar Construction Company, 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 28th day of June

18 2001

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002