

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$229,000.00

STATE OF ALABAMA
CORPORATION STATUTORY WARRANTY DEED, JOINTLY
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby First Federal Bank acknowledged, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Juan D. Ledezma and Febe C. Ledezma, husband and wife, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 402 according to the Survey of Amended Map of Old Cahaba, Lakewood Sector as recorded in Map Book 25, Page 28, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$__194650.00 & 11450.00__ was paid from a first & Second Mortgage respectively recorded herewith.

Send Tax Notice to:
2191 Old Cahaba Place
Helena, Alabama 35080

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to

Inst # 2001-28429

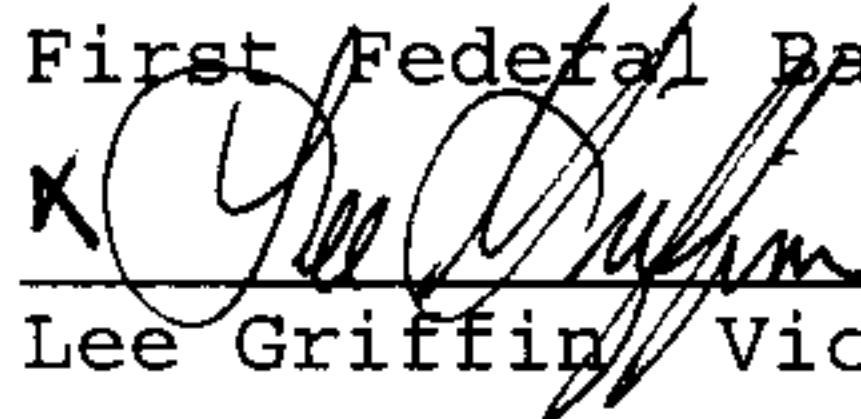
10

07/10/2001-28429
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 37.00

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 and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons claiming under the grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature by Lee Griffin its Vice-President on this the 20 day of JUNE.

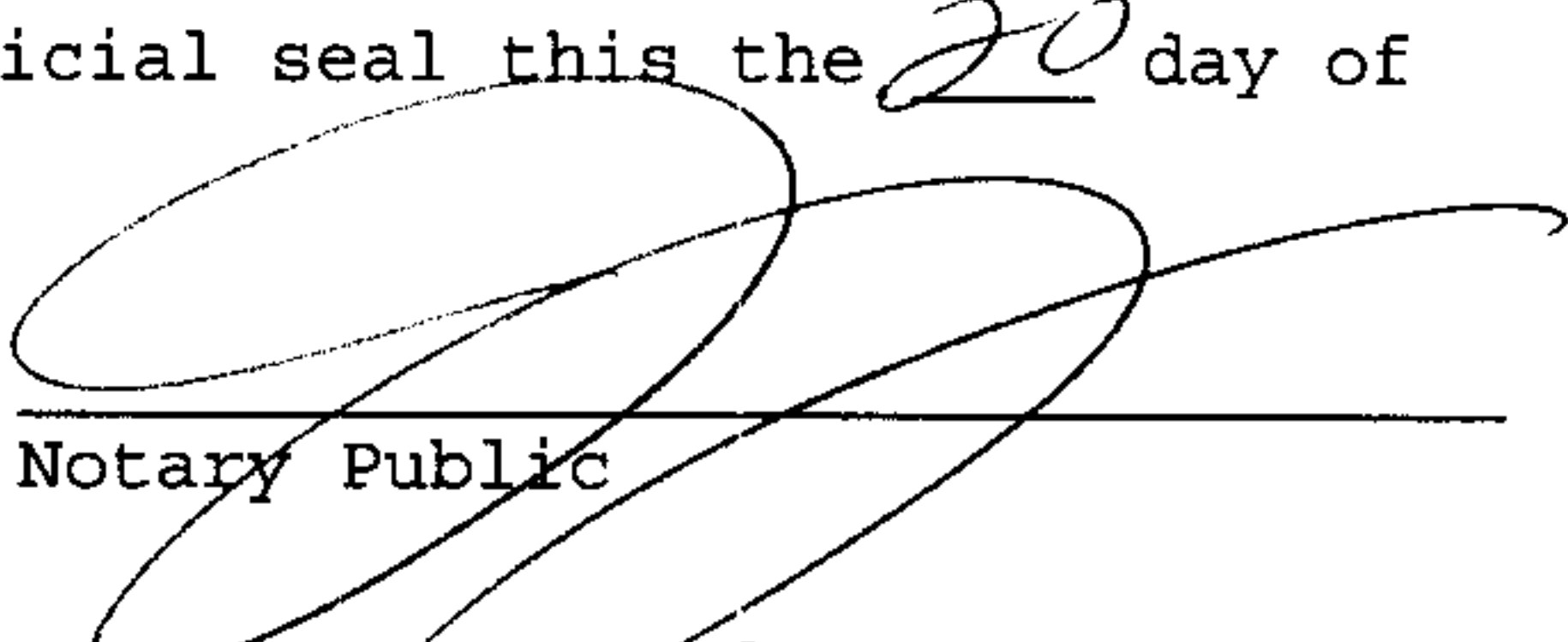
First Federal Bank


Lee Griffin Vice-President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lee Griffin as Vice-President of First Federal Bank 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, as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 20 day of JUNE.



Notary Public
Inst # 2001-28429

My Commission Expires:
8/29/08

07/10/2001-28429
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 37.00