

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Johnny F. Bellenger

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

name
3435 Crossings Way
address
Birmingham, Alabama 35242

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 Two Hundred Seven Thousand Nine Hundred Ninety and no/100 (\$207,990.00) and no/100---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

Johnny F. Bellenger & Kristina H. Bellenger

(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: to-wit:

Lot 22A, according to the Resurvey of lots 19 through 23 and lots 27 through 32, Caldwell Crossings, as recorded in Map Book 29, Page 102, in the Probate Office of SHELBY County, ALABAMA.

Minerals and mining rights, together with release of damages, excepted.

Subject to taxes for 2002.

Subject to 5-foot building line on North side of lot as shown on recorded map.

Subject to 10-foot easement on South side of lot as shown on recorded map.

Subject to 4-foot easement on West side of lot as shown on recorded map.

Subject to right-of-way granted to SHELBY County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.

Subject to right-of-way granted to Alabama Power Company recorded in Real Volume 142, Page 148 and Real Volume 142, Page 148.

Subject to right-of-way granted the City of Hoover recorded in Inst. No. 2000-40742, Instrument No. 2000-40741 and Inst. No. 2000-25988.

Subject to restrictions and covenants appearing of record in Inst. No. 2002-02381.

\$214,229.00 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 President, B. J. Harris who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of July 2002

ATTEST:

Harbar Construction Company, Inc.

By

B. J. Harris, 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 B. J. Harris whose name as 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 31st day of July 2002

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 2006