

This Instrument Was Prepared By:  
**John Bahakel, Attorney at Law**  
2131 12<sup>th</sup> Avenue North  
Birmingham, AL 35234

Send Tax Notice to:  
**John C. Hunter and Lenora J. Askew**  
211 North Way  
Birmingham, Alabama 35242

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Five Hundred Forty Five Thousand And 00/100 Dollars (\$545,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Frontier Bank, a Georgia Banking Corporation**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **John C. Hunter and Lenora J. Askew** (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 51, according to the Survey of First Amended Plat of Greystone Farms North, Phase 1, as recorded in Map Book 23, Page 57, in the Probate Office of Shelby County, Alabama.**

NOTE: A portion of the purchase price was paid via a purchase money mortgage.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, 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 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.

IN WITNESS WHEREOF, **Frontier Bank, a Georgia Banking Corporation** has hereunto set its signature by **Morgan Bellanca** its AVP, **Special Assets** on this the **11th** day of **May, 2012**.

Shelby County, AL 05/14/2012  
State of Alabama  
Deed Tax: \$109.00

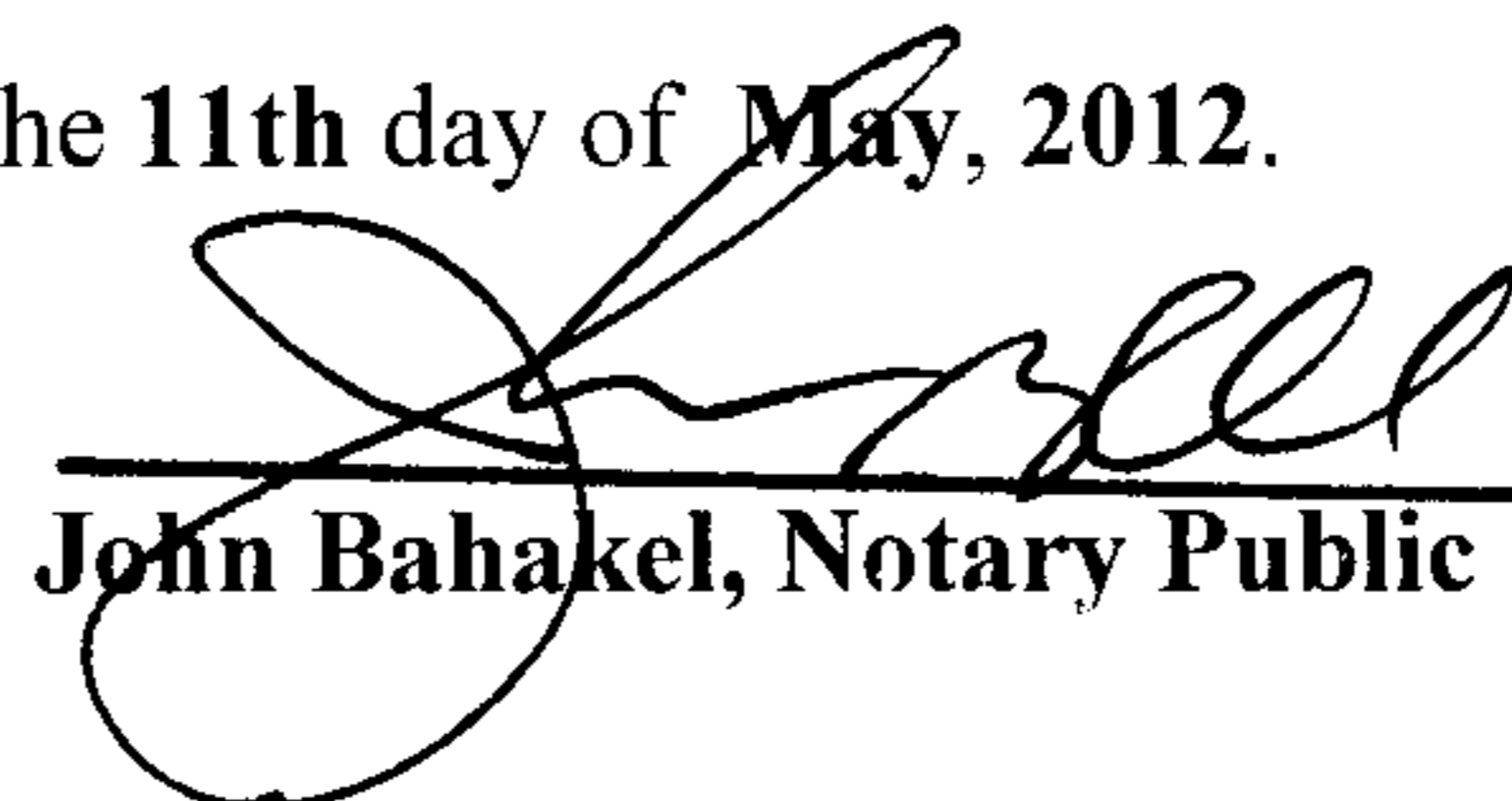
**Frontier Bank, a Georgia Banking Corporation**

  
\_\_\_\_\_  
**Morgan Bellanca, AVP, Special Assets**


**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Morgan Bellanca** as **AVP, Special Assets** of **Frontier Bank, a Georgia Banking Corporation**, whose name 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, she 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 **11th** day of **May, 2012**.

  
\_\_\_\_\_  
**John Bahakel, Notary Public**

My Commission Expires: **9/18/2012**

  
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Shelby Cnty Judge of Probate, AL  
05/14/2012 12:29:08 PM FILED/CERT