

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY ONE THOUSAND FIVE HUNDRED & 00/100----
(\$81,500.00) DOLLARS to the undersigned grantor, Central Builders, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Frank L. Montgomery, Jr. and
wife, Linda F. Montgomery (herein referred to as GRANTEEES) 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 and right of reversion,
the following described real estate, situated in Shelby County, Alabama:

Lot 36, according to the survey of Port South, Third Sector, as recorded in Map
Book 7, page 110 in the Office of the Judge of Probate of Shelby County,
Alabama; being situated in Shelby County, Alabama. Mineral and mining rights
excepted.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$73,350.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 1927 Tradewinds Circle, Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEEES 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, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of
said premises; that they are free from all encumbrances, that it has a good right
to sell and convey the same as aforesaid; and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Robert D. Junkins, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
30th day of March, 1987.

2. Notary Fee
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 12.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 APR -1 AM 9:07

Thomas A. Jenkins, Jr.
JUDGE OF PROBATE

Central Builders, Inc.

By: Robert D. Junkins, President

Attest: Ricky D. Jenkins, Vice President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state,
hereby certify that Robert D. Junkins whose name as the President of Central
Builders, 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 30th day of March, 1987

Notary Public

My Commission Expires
3-10-91