

This instrument was prepared by

MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

1007

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 ONE HUNDRED NINETY EIGHT THOUSAND & NO/100—
(\$198,000.00) DOLLARS to the undersigned grantor, Nelson Builders, Inc. a
corporation, (herein referred to as the 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 Ritchie P. LaJaunie and wife,
Debra M. LaJaunie (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 and right of reversion, the
following described real estate, situated in Shelby County, Alabama:

Lot 117, according to the Survey of Brook Highland, 3rd Sector, as recorded in
Map Book 12, page 64 A & B, as recorded in the Probate Office 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. \$168,000.00 of the above-recited purchase price
was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3400 Chippenham Circle, Birmingham, Alabama 35242

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.

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 GRANTEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice-President, Wayne Nelson, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
15th day of October, 1990.

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

90 OCT 17 AM 10:37

Nelson Builders, Inc.

By: Wayne Nelson
Wayne Nelson, Vice-President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

1. Deed Tax	30.00
2. Mtg. Tax	0.00
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. No Tax Fee	0.00
6. Certified Copy	7.00
Total	36.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Wayne Nelson whose name as the Vice-President of Nelson 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 the 15th day of October, 1990

Notary Public

My Commission Expires March 10, 1991