

This instrument was prepared by

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

AD

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY SIX THOUSAND NINE HUNDRED & NO/100—
(\$76,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Thomas K. Smith and
wife, Susan D. Smith (herein referred to as grantors), do grant, bargain, sell and
convey unto Robert S. Fitzgerald and wife, Brenda E. Fitzgerald (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, to-wit:

Lot 8, Block 5, according to the map and survey of Bermuda Hills, Second
Sector, First Addition, as recorded in Map Book 7 page 16, in the Probate
Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BOOK 340 PAGE 907

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

\$77,694.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 108 Winterhaven Circle Alabaster, Alabama 35007

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with said GRANTEES, their heirs and assigns, that I am
(we are) lawfully seized in fee simple of said premises; that they are free from
all encumbrances, unless otherwise stated above; that I (we) have a good right to
sell and convey the same as aforesaid; that I (we) will, and my (our) heirs,
executors and administrators 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, we have hereunto set our hands and seals, this 26th day of
April, 1991.

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY -1 PM 1:46

JUDGE OF PROBATE

Thomas K. Smith (SEAL)
Thomas K. Smith

Susan D. Smith (SEAL)
Susan D. Smith

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Thomas K. Smith and wife, Susan D. Smith whose names are signed to
the foregoing conveyance, and who are known to me, acknowledged before me on this
day, that, being informed of the contents of the conveyance, they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April A.D., 1991

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

1. Deed Tax ————— \$6.00
2. Adm. Tax ————— 1.50
3. Notary Fee ————— 3.00
4. Recording Fee ————— 1.00
5. Notary Seal ————— 1.00
6. Certified Copy ————— 1.00
Total ————— 13.50