

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

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 EIGHTY NINE THOUSAND & NO/100----  
(\$189,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, Hal W. Hutchins and  
Deborah J. Hutchins, single individuals (herein referred to as grantors), do  
grant, bargain, sell and convey unto Charles Bruce Church and wife, Paula Michelle  
Church (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 4, according to the survey of Windy Oaks, Phase 3, as recorded in Map Book  
15 page 113, in the Probate Office of Shelby County, Alabama; being situated  
in Shelby County, Alabama.

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

\$151,200.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 113 Windwood 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 14th day of  
October, 1994.

Hal W. Hutchins (SEAL)  
Hal W. Hutchins  
Deborah J. Hutchins (SEAL)  
Deborah J. Hutchins

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,  
hereby certify that Hal W. Hutchins and Deborah J. Hutchins, single individuals  
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 14th day of October A.D., 1994

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

Notary Public

10/25/1994-32025  
10:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE