

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 EIGHTY TWO THOUSAND NINE HUNDRED & NO/100----
(\$82,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Ronny Landrum DBA
Landrum Builders (herein referred to as grantors), do grant, bargain, sell and
convey unto Marsha L. Sebert and husband, Christopher S. Sebert (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 22-A, according to the survey of Park Place, Third Addition, as recorded
in Map Book 17 Page 83 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.

\$82,822.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR RONNY LANDRUM DBA
LANDRUM BUILDERS AS DEFINED BY THE CODE OF ALABAMA.

GRANTEES' ADDRESS: 101 Park Place Lane, 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, I have hereunto set my hand and seal, this 31st day of March,
1995.

Ronny Landrum DBA Landrum Builders
By: Ronny Landrum (SEAL)
Ronny Landrum

04/06/1995-08830
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
General Acknowledgment
001 ACB

STATE OF ALABAMA

SHELBY COUNTY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Ronny Landrum DBA Landrum Builders 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, he executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March A.D., 1995

Courtney H. Mason, Jr.
Notary Public

Inst # 1995-08830