

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
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 SEVEN THOUSAND FOUR HUNDRED & NO/100---- (\$87,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Douglas D. Green and wife, Cathy A. Green (herein referred to as grantors), do grant, bargain, sell and convey unto Jeffrey K. Neal and wife, Angela M. Neal (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 right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Inst # 1996-03325

A certain lot in the South 1/2 of the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, more particularly described as follows: Beginning at the Southeast corner of the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West and run West 510.0 feet to the point of beginning; thence continue West 155.0 feet; thence North 105.0 feet; thence East 155.0 feet; thence South 105.0 feet to the point of beginning; being situated in Shelby County, Alabama. .

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

\$86,047.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 403 10th Street South West 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 30th day of January, 1996.

Douglas D. Green (SEAL)
Douglas D. Green
Cathy A. Green (SEAL)
Cathy A. Green

02/01/1996-03325
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10.00
005 MCB

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 Douglas D. Green and wife, Cathy A. Green 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 30th day of January A.D., 1996

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

[Signature]
Notary Public