

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 ONE HUNDRED TWENTY TWO THOUSAND & NO/100----
(\$122,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Donald E. Wall and wife,
Jean T. Wall (herein referred to as grantors), do grant, bargain, sell and convey
unto Jonathan T. Elsea and wife, Tammi T. Elsea (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:

Lot 2, in Block 3, according to the Survey of Indian Valley, Sixth Sector, as
recorded in Map Book 5, Page 118, in the Probate Office of Shelby County,
Alabama. Mineral and mining rights excepted.

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

\$109,800.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 4841 Indian Valley Road Birmingham, Alabama 35244

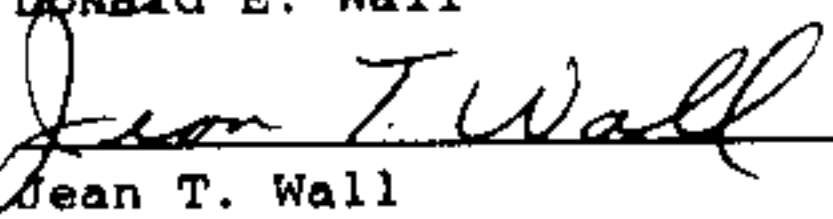
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon
the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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 29th day of
April, 1996.


Donald E. Wall

(SEAL


Jean T. Wall

(SEAL

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 Donald E. Wall and wife, Jean T. Wall 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 29th day of April A.D., 1996


Notary Public
PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99

2/20/99

05/01/1996 14188
12:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
21.00

Inst # 1996-14188