

STATE OF ALABAMA

COUNTY OF SHELBY

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 (\$100.00) Dollars and other valuable considerations, to the GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, **HOWARD MICHAEL WARREN**, a married person (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **ARTHUR FRAZIER CHRISTY and LOWELL KAPPEL CHRISTY** (herein collectively 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 the County of Shelby and the State of Alabama, to-wit:

SEE EXHIBIT "A," ATTACHED HERETO.

It is the intention of Grantor and Grantees herein that the title be taken in the Grantees' joint names as tenants-in-common for life with cross contingent remainders to the survivor in fee, and that this estate be destructible only with the consent of both Grantees.

The above described property does not constitute any part of the homestead of Grantor or his spouse.

This conveyance is made subject to all valid covenants, restrictions, reservations, easements and rights of way, if any, heretofore imposed of record affecting title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

Ad valorem tax notices should be mailed to the Grantees at the following address: 3621 Kings Hill Road, Birmingham, Alabama 35223.

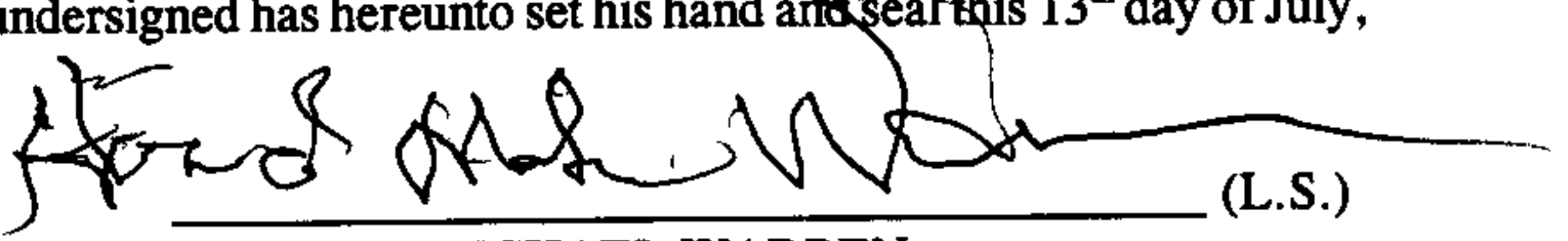
TO HAVE AND TO HOLD the premises described above to the GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR for himself and for his heirs, administrators, executors, personal representatives and assigns, covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs, administrators, executors, personal representatives and assigns shall WARRANT AND DEFEND the same to the said GRANTEES, the survivor of them, their heirs and assigns forever against the lawful claims of all persons.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 2001-29254

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 13th day of July, 2001.



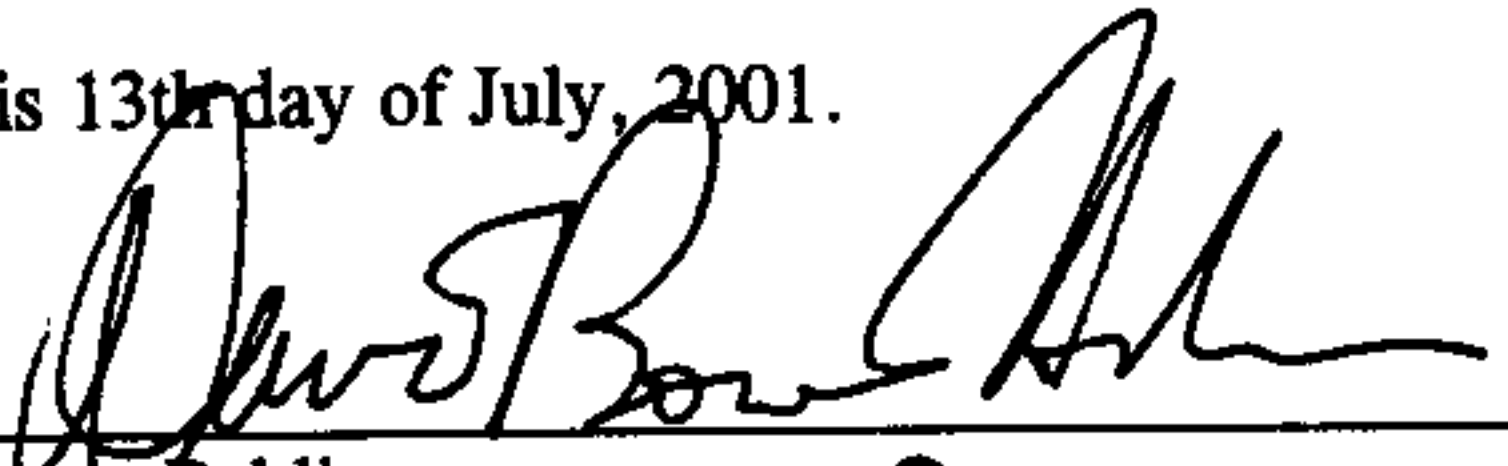
HOWARD MICHAEL WARREN (L.S.)

STATE OF ALABAMA §

MONTGOMERY COUNTY §

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that HOWARD MICHAEL WARREN, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 13th day of July, 2001.



Notary Public
My commission expires: 9-10-2001

(SEAL)

THIS INSTRUMENT WAS PREPARED BY:
David Bowen Hughes, Esquire
BALCH & BINGHAM, LLP
Post Office Box 78
Montgomery, Alabama 36101-0078
(334) 834-6500 (FAX) 269-3115
B&B File No. 003262-001

EXHIBIT "A"

PARCEL 1: Begin at the Southeast Corner of the Northwest ¼ of the Northwest ¼ Section 17, Township 19 South, Range 2 West, Shelby County, Alabama, and run in a westerly direction along the south line of said ¼ - ¼ Section a distance 1255.75 feet to a point; thence turn an interior angle of 94°27'49" and run to the right in a northerly direction a distance of 300.42 feet to a point; thence turn an interior angle of 152°32'11" and run to the right in a northeasterly direction a distance of 182.26 feet to a point; thence turn an interior angle of 167°51'21" and run to the right in a northeasterly direction a distance of 225.25 feet to a point; thence turn an interior angle of 166°58'17" and run to the right in a northeasterly direction a distance of 20.16 feet to a point; thence turn an interior angle of 108°07'37" and run to the right in a Southeasterly direction a distance of 842.66 feet to a point; thence turn an interior angle of 227°28'31" and run to the left in a northeasterly direction a distance of 164.62 feet to a point; thence turn an interior angle of 113°27'32" and run to the right in a southeasterly direction a distance of 64.02 feet to a point; thence turn an interior angle of 195°43'43" and run to the right in a southeasterly direction a distance of 418.79 feet to a point, the northern most corner of Lot 61 Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Page 45, in the Office of the Probate Judge of Shelby County, Alabama; thence turn an interior angle of 66°57'44" and run to the right in a southwesterly direction along the northerly lot lines of Lots 61, 62, and 63 of said subdivision a distance of 255.00 feet to a point, the northwestern most corner of said Lot 63; thence turn an interior angle of 57°30'02" and run to the right in a northerly direction along the westerly line of the Southeast ¼ of the Northwest ¼ Section 17, Township 19 South, Range 2 West, Shelby County, Alabama, a distance of 127.59 feet, more or less, to the point of beginning. Subject to a joint ingress and egress easement situated along the most northerly corner, being 30 feet in width following along the existing road leading to Acton Fjord;

AND

PARCEL 2: Lot 120, Sandpiper Trail Subdivision, Sector III, as recorded in Map Book 11, Page 121, in the Office of the Probate Judge of Shelby County, Alabama.

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