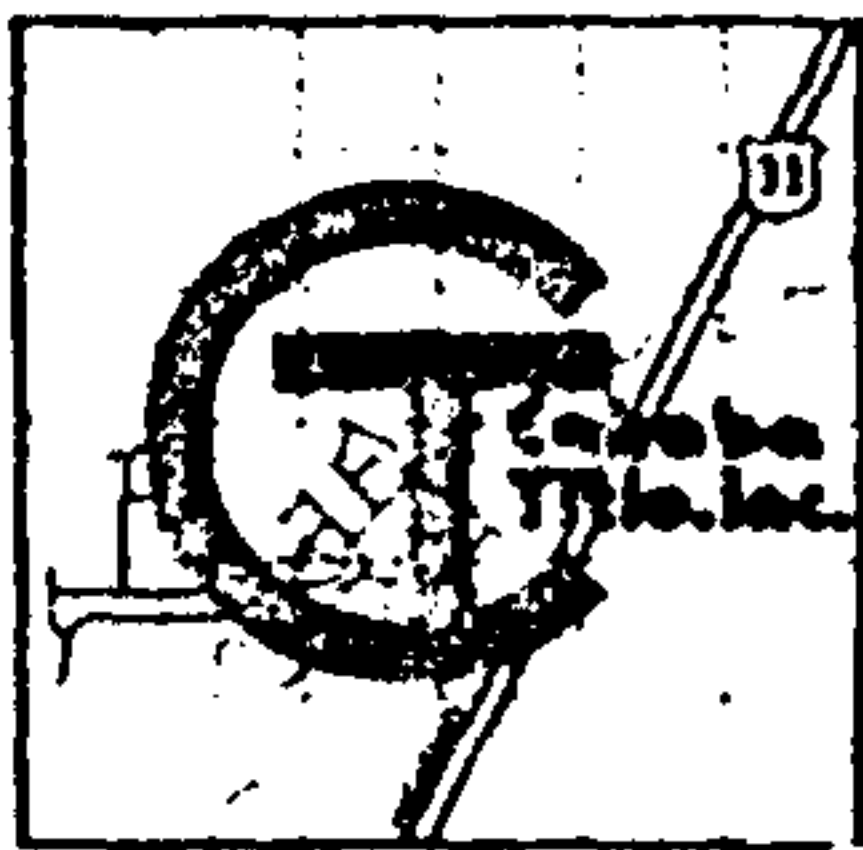


This instrument was prepared by

(Name) Jan Canfield(Address) United Federal S&LP.O. Box 20609Birmingham, Alabama 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



This Form furnished by:

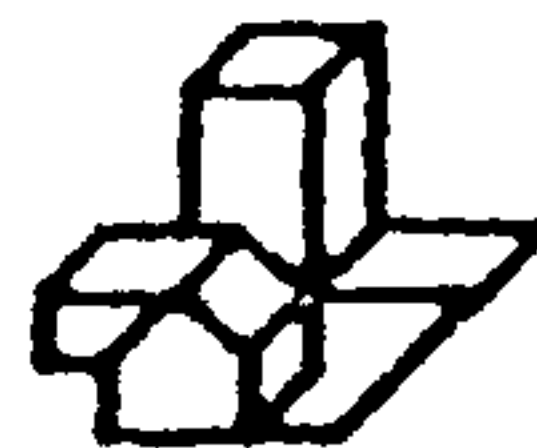
Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

ST PAUL TITLE19810929000103980 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/29/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty Thousand and No/100-----
(\$120,000.00)to the undersigned grantor. Leo James Builders, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey untoDavid Conner Franks and wife, Karen D. Franks(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 8, Block 7, according to the amended map of Woodford as recorded in Map Book 8,
Page 51, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and current year Ad Valoren taxes.

NOTE: \$80,000.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

BOOK 335 PAGE 113

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.IN WITNESS WHEREOF, the said GRANTOR, by its President, Leo James
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of September 19 81

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
Secretary

LEO JAMES BUILDERS, INC.

By Leo James
Leo James PresidentSTATE OF ALABAMA
COUNTY OF JEFFERSON1981 SEP 29 AM 11:21
Sec 11-1-731I, the undersigned, Leo James
State, hereby certify that Leo James
whose name as President of Leo James Builders, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,Deed TAX 40.00
Rec 1.50
Jud 1.00
42.50

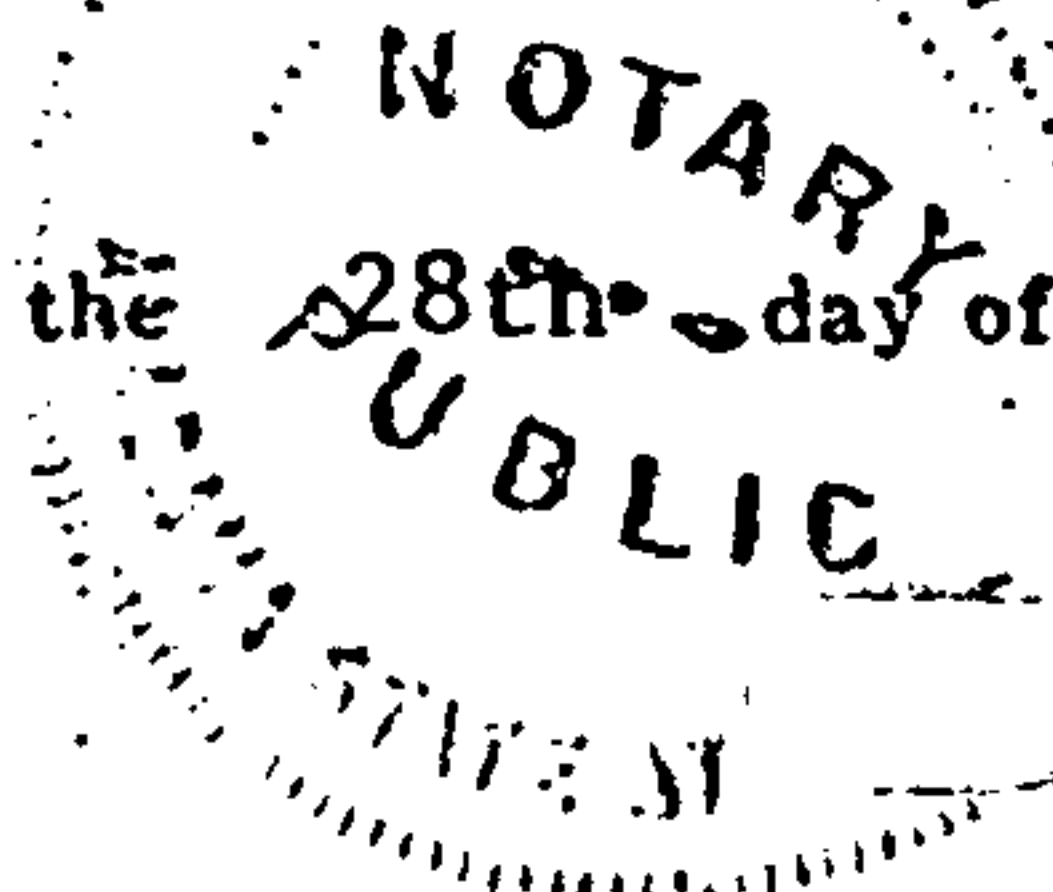
a Notary Public in and for said County in said

Given under my hand and official seal, this the 28th day of September 19 81

Form ALA-331

United Federal S&L

P. O. Box 20609

Mary C. Baker
Notary Public

My Commission Expires July 17, 1982