

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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CORPORATION FORM 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 FIVE THOUSAND & 00/100----
(\$125,000.00) DOLLARS to the undersigned grantor, Roy Martin Construction, Inc. a
corporation, (herein referred to as the 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 unto Ronald A. Miller and wife,
Debora M. Miller (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:

Lot 39, according to the survey of Mallard Pointe Subdivision, as recorded in
Map Book 10 Page 70 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

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

\$118,700.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 156 Mallard Pointe Circle, Pelham, Alabama 35124

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 said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of
said premises; that they are free from all encumbrances, 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, Roy L. Martin, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
1st day of December, 1988.

1. Dead Tax \$ 6.30

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL

10.00

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -7 PM 1:03

Roy Martin Construction, Inc.

By Roy L. Martin
Roy L. Martin, President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

James P. Johnson, Jr.
JUDGE OF PROBATE

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state,
hereby certify that Roy L. Martin whose name as the President of Roy Martin
Construction, 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.

Given under my hand and official seal, this the 1st day of December, 1988

[Signature]
Notary Public