

This instrument was prepared by

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MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
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 SIXTY NINE THOUSAND FIVE HUNDRED & NO/100—
(\$69,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, James A. Hairston and
wife, Margaret B. Hairston (herein referred to as grantors), do grant, bargain,
sell and convey unto Richard Scott Cook and Kimberly Ann Battles, single
individuals (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, to-wit:

Lot H, Block 18, according to the Survery of Riverwood, 4th Sector, as recorded
in Map Book 8, Page 88, and amended in Map Book 8, Page 136, in the Probate
Office of Shelby County, Alabama; together with an undivided 1/106th interest
in the common area as set forth in the Declarations recorded in Misc. Vol. 39,
Page 880, in said Probate Office.

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

\$66,951.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 2973 Riverwood Terrace, Birmingham, Alabama 35242

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 27th day of
June, 1990.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JUL -2 AM 11:37

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 James A. Hairston and wife, Margaret B. Hairston 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 27th day of June A.D., 1990

My Commission Expires October 23, 1993

Notary Public

3.00

2.50

3.00

7.00

9.50