

This instrument was prepared by

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1761

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 NINETY EIGHT THOUSAND FIVE HUNDRED & NO/100----
(\$98,500.00) DOLLARS to the undersigned grantor, Fontaine, Inc. a corporation,
(herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the
receipt of which is hereby acknowledged, the said GRANTOR does by these presents,
grant, bargain, sell and convey unto Walter D. Gilpin and wife, Louise K. Gilpin
(herein referred to as GRANTEEES) 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 14, according to the Survey of Apache Ridge, First Sector, as recorded in
Map Book 12, Page 29 in the Probate Office of Shelby County, Alabama.

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

\$99,700.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEEES' ADDRESS: 902 Falling Star Lane, Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Michael A.
Fontaine, who is authorized to execute this conveyance, hereto set its signature
and seal, this the 24th day of July, 1990.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JUL 27 PM 12:26

Fontaine, Inc.
By: Michael A. Fontaine
Michael A. Fontaine

NO TAX COLLECTED

2.50
3.00
1.00
1.00
7.50

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Michael A. Fontaine whose name as the President of
Fontaine, 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 24th day of July, 1990

Notary Public

Commission Expires March 10, 1991