

This instrument was prepared by

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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 ONE HUNDRED TWENTY ONE THOUSAND & NO/100—
(\$121,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, John Mark Morrison and
wife, Anniece Shirley Morrison (herein referred to as grantors), do grant,
bargain, sell and convey unto Dennis T. Dease and wife, Sherry R. Dease (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 3, according to the Survey of Royal Oaks, 4th Sector, Unit 1, Map Book 9
page 65, as recorded in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.\$96,800.00

GRANTEES' ADDRESS: 2588 Royal Way Helena, Alabama 35080

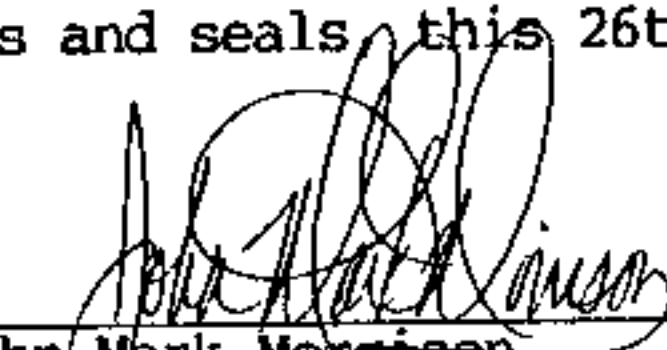
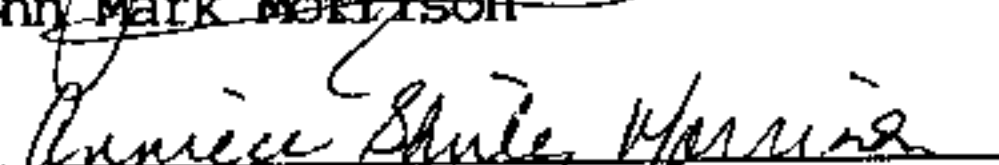
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon
the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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 26th day of
September, 1990.

1. Doc. Tax	\$24.50
2. Imp. Tax	\$
3. Imp. Fee	\$2.50
4. Imp. Fee	\$3.00
5. Imp. Fee	\$
6. Imp. Fee	\$1.00
Total	\$31.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 OCT -1 AM 10: 33


John Mark Morrison (SEAL)

Anniece Shirley Morrison (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that John Mark Morrison and wife, Anniece Shirley Morrison 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 26th day of September A.D., 1990

My Commission Expires March 10, 1991

Notary Public