

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, Alabama 35226

SEND TAX NOTICE TO:

TROY F. BRIGGS
1429 TIMBER CIRCLE
HELENA, AL 35080

CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
Ninety Six Thousand Five Hundred and No/100 (\$96,500.00) Dollars to
the undersigned Grantor

FOUR STAR HOMES, 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 unto

TROY F. BRIGGS AND JULIE F. BRIGGS

(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:

The North Five (5) feet of Lot 14, and all of
Lot 15, according to Amended Map of Timber
Park, as recorded in Map Book 13 page 115 in
the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Subject to all easements, restrictions and
rights-of-way of record.

\$91,675.00 of the above recited purchase price
was paid from a mortgage loan closed
simultaneously herewith.

By Grantees acceptance of this deed, Grantees hereby
covenant and agree for themselves and their successors, assigns,
licensees, lessees, employees and agents that Grantor shall not be
liable for, and no action shall be asserted against Grantor for
loss or damage on account of injuries to the property or to any
buildings, improvements or structures now or hereafter located upon
the property or on account of injuries to any owner, occupant, or
other person in or upon the property, which are caused by, or arise
as a result of, past or future soil and/or subsurface conditions,
known or unknown, (including, without limitations, sinkholes,
underground mines, and limestone formations) under or on the
property or any other property now or hereafter owned by Grantor,
whether contiguous or non-contiguous to the property. For purpose
of this paragraph the terms Grantor shall mean and refer to (i) the
partners, agents, and employees of Grantor; (ii) the officers,
directors, employees and agents of Grantor, and partners thereof;
(iii) any successors or assigns of Grantor; and (iv) any successors
and assigns of Grantors interest in the property. This covenant
and agreement shall run with the land conveyed hereby as against
Grantees, and all persons, firms, trusts, partnerships, and limited
partnerships, corporations, or other entities holding under or
through the Grantees.

Troy F. Briggs
SIGNATURE OF GRANTEE

Julie F. Briggs
SIGNATURE OF GRANTEE

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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 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, who is authorized to execute this conveyance, has hereto set its signature and seal this the 19th day of October, 1990.

FOUR STAR HOMES, INC.

By: *Susan E. Bennett*
Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan E. Bennett, whose name as President of Four Star Homes, 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, she 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 19th day of October, 1990.

[Signature]
NOTARY PUBLIC

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

90 OCT 24 AM 9:42

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 5.00
2. Reg. Fee	\$
3. Copying Fee	\$ 5.00
4. Notary Fee	\$ 5.00
5. Filing Fee	\$
6. Other Fee	\$ 1.00
Total	\$ 14.00

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