

This instrument was prepared by

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100 Concourse Pkwy., Suite 350
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 SEVENTY TWO THOUSAND & NO/100—
(\$172,000.00) DOLLARS to the undersigned grantor, Wayne Dutton Construction, 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 J. Todd Brown III and wife,
Korrie D. Brown (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 65, according to Amended Map of Hickory Ridge Subdivision as recorded in
Map Book 11 page 79, as recorded 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.

\$137,600.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 5520 Cedarshed Cove Birmingham, Alabama 35242

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
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 GRANTEEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Wayne Dutton, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
3rd day of July, 1991.

Handed To _____ 3450
By _____
Witness _____
Notary _____
Total _____ 117.00

Wayne Dutton Construction, Inc.

By: Wayne Dutton, Pres.
Wayne Dutton, President

I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL -9 AM 8:39

JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Wayne Dutton whose name as the President of Wayne Dutton
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 3rd day of July, 1991

Notary Public

RICHARD D. MINK
MY COMMISSION EXPIRES
10/23/93