

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

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 EIGHTY NINE THOUSAND NINE HUNDRED & NO/100—
(\$89,900.00) DOLLARS to the undersigned grantor, Liberty Homebuilders, 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 James Ronald Duncan and wife,
Susan Capri Duncan (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 South Forty, as recorded in Map Book 11
Page 102, in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama. Mineral and mining rights excepted.
Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$89,994.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: #14 SOUTH FORTY ROAD, 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
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, Roger D. Massey, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
25th day of November, 1991.

Liberty Homebuilders, Inc.

By: Roger D. Massey Pres.
Roger D. Massey, President

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

91 DEC 23 AM 9:27

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY OF PROBATE

1. Deed Tax	\$
2. Mtg. Tax	\$
3. Recording Fee	\$
4. Indexing Fee	\$
5. No Tax Fee	\$
6. Certified Fee	\$
Total	\$

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Roger D. Massey whose name as the President of Liberty Homebuilders,
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 25th day of November, 1991

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notax

1. Deed Tax	\$
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$
Total	\$ 7.50