

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 ONE HUNDRED FORTY FIVE THOUSAND & NO/100----
(\$145,000.00) DOLLARS to the undersigned grantor, Langston Builders, 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 Marsha S. Sturdevant and
husband, Troy R. Goss (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 18, according to the Survey of Valley Brook, Phase IV, as recorded in Map
Book 14, Page 84, 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.

\$137,750.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 5172 Stonehaven Drive, Birmingham, Alabama 35244
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, Charles L. Langston, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
1st day of April, 1992.

Langston Builders, Inc.

By: Charles L. Langston
Charles L. Langston, President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

04/14/1992 4356
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.00

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Charles L. Langston whose name as the President of Langston Builders,
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 1st day of April, 1992

Richard D. Mink
Notary Public

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