

This instrument was prepared by

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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 EIGHTY SEVEN THOUSAND & NO/100----
(\$187,000.00) DOLLARS to the undersigned grantor, Robert S. Grant Const., 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 John Lee Stroud and wife,
Merrile Phillips Stroud (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 104, according to a Ameded Map of Hickory Ridge Subdivision, as recorded
in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.
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.

\$135,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 5301 SUNRISE DRIVE, 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, Robert S. Grant, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
31st day of August, 1992.

Robert S. Grant, Const., Inc.
By Robert S. Grant
Robert S. Grant, President

09/08/1992-19217
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 58.50

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Robert S. Grant whose name as the President of Robert S. Grant
Const., 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 31st day of August, 1992

Richard D. Mink
Notary Public