

This instrument was prepared by

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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY SEVEN THOUSAND FIVE HUNDRED & NO/100----
(\$47,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Benjamin H. Johnson,
III, a single individual (herein referred to as grantors), do grant, bargain, sell
and convey unto Jimmy Ray Lemonds, Jr. and wife, Paige JoAnne Lemonds (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 and right of reversion, the following described real
estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to a Resurvey of Lots 1 through 64, 89 through 104 and A
through C of Applegate Manor, as recorded in Map Book 10 page 25 in the
Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

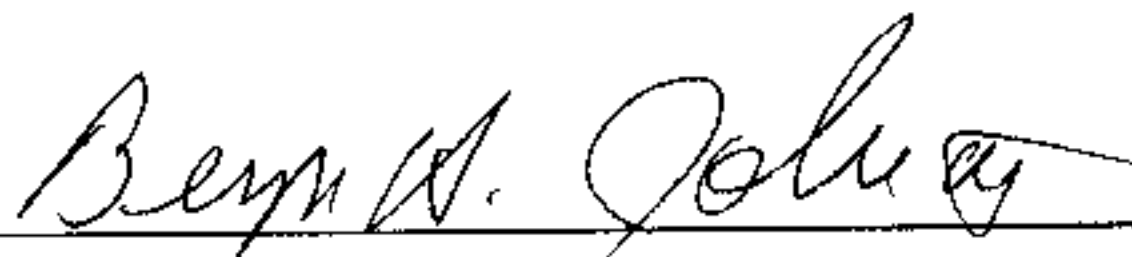
Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$48,307.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 1442 Applegate Drive Alabaster, Alabama 35007
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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with said GRANTEES, their heirs and assigns, that I am
(we are) lawfully seized in fee simple of said premises; that they are free from
all encumbrances, unless otherwise stated above; that I (we) have a good right to
sell and convey the same as aforesaid; that I (we) will, and my (our) heirs,
executors and administrators shall warrant and defend the same to the said
GRANTEES, their heirs and assigns forever, against the lawful claims of all
persons.

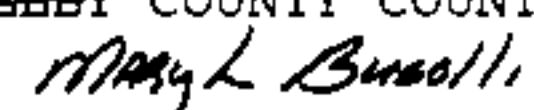
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of July,
1993.


Benjamin H. Johnson, III (SEAL)

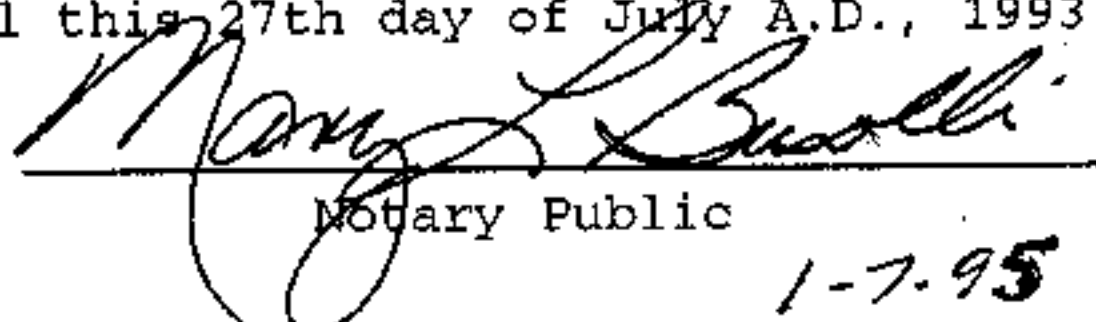
08/02/1993-22725
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 9.50

STATE OF ALABAMA
~~Jefferson~~
SHELBY COUNTY COUNTY

General Acknowledgment


I, ~~Courtney K. Mason, Jr.~~, a Notary Public in and for said County, in said State,
hereby certify that Benjamin H. Johnson, III, a single individual whose name 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 executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July A.D., 1993


Notary Public
1-7-95

Inst # 1993-22725

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