

THIS INSTRUMENT PREPARED BY:

Frank K. Bynum
#17 Office Park Circle
Birmingham, AL 35223

SEND TAX NOTICE TO:

Craig A. Duncan
411 North River Road
Shelby, AL 35143

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHTY NINE THOUSAND NINE HUNDRED & NO/100 (\$89,900.00) to the undersigned grantors Jerry L. Bennett and wife, Joyce D. Bennett in hand paid by Craig A. Duncan and Donna Holt Duncan, the receipt whereof is acknowledged, we, Jerry L. Bennett and wife, Joyce D. Bennett (herein referred to as Grantors) grant, bargain, sell and convey unto Craig A. Duncan and Donna Holt Duncan (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

1994-22207
Inst

From the NE corner of Lot 26, Lacoosa Subdivision, per Map Book 5, Page 35, Shelby County Probate Office, run east along south right of way of North River Drive 200 feet to point of beginning; thence deflect right 90 degrees for 170 feet; thence deflect left 84 degrees 24 minutes for 25 feet; thence deflect right 33 degrees 14 minutes for 25 feet; thence deflect left 79 degrees 04 minutes for 159.3 feet to road; thence run northerly and westerly along road 206.77 feet more or less to the point of beginning.

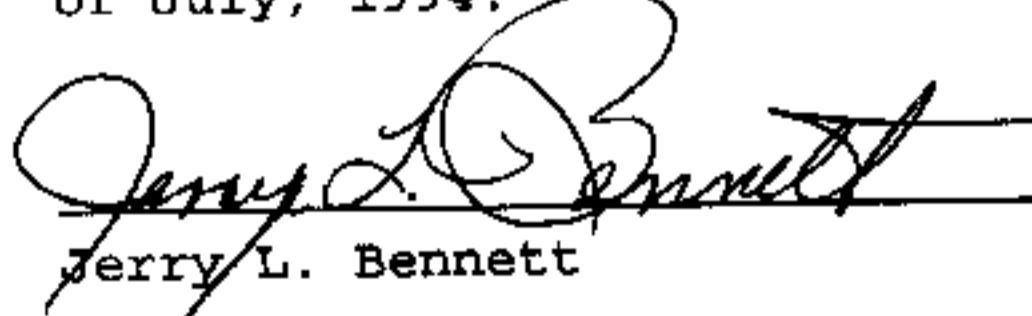
\$88,900.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

07/15/1994-22207
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and by 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, we have hereunto set our hands and seals, this 12th day of July, 1994.



Jerry L. Bennett

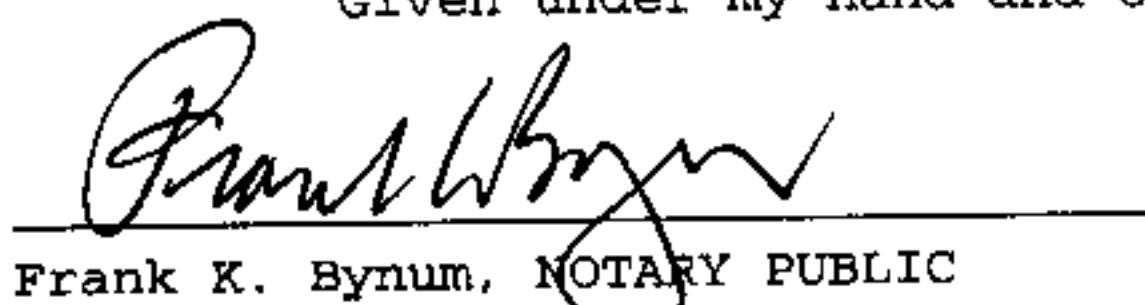


Joyce D. Bennett

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Jerry L. Bennett and wife, Joyce D. Bennett whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 1994.



Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1996