

This instrument was prepared by

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100 Concourse Parkway Suite 350  
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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 SEVENTY NINE THOUSAND NINE HUNDRED & NO/100----  
(\$79,900.00) DOLLARS to the undersigned grantor, Brantley Homes, Inc. a  
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEES  
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by  
these presents, grant, bargain, sell and convey unto David Allen Gallagher and  
wife, Jane Ann Gallagher (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:

Lot 19, according to the survey of Chase Creek Townhomes, Phase I, as recorded  
in Map Book 18 page 73 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.

\$79,908.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 136 Chase Creek Circle, Pelham, Alabama 35124

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 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 GRANTEES, their heirs,  
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, Amy Brantley, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
13th day of January, 1995.

Brantley Homes, Inc.  
By: Amy Brantley  
Amy Brantley, Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

01/18/1995-01498  
01:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state,  
hereby certify that Amy Brantley whose name as the Vice President of Brantley  
Homes, 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 13th day of January, 1995

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

Notary Public

Inst # 1995-01498