

This instrument was prepared by:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101
Birmingham, Alabama 35223

Send Tax Notices to:

Randy A. Dempsey
1137 Highland Lakes
Circle
Birmingham, AL 35242

CORPORATE STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)

That in consideration of FOUR HUNDRED THOUSAND DOLLARS and 00/100----(\$400,000.00) to the undersigned Grantor, DKM Enterprises, Inc., a Corporation, (herein referred to as 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 the said Randy A. Dempsey and Lisa Dempsey (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to:

1. Advalorem taxes for the current tax year 1995.
2. Easements, restrictions and reservations of record.

\$320,000.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this 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.

Inst # 1995-20662

08/02/1995-20662
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 96.00

Inst # 1995-20662

IN WITNESS WHEREOF, the said DKM Enterprises, Inc., a corporation, by it's Mr. Brian Doyle, who is authorized to execute this conveyance, has hereto set his signature and seal this the 25th day of July, 1995.

DKM Enterprises, Inc.

By:
Its:

Mr. Brian Doyle
President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Mr. Brian Doyle, whose name as President of DKM Enterprises, 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 DKM Enterprises, Inc..

GIVEN under my hand and official seal on this the 25th day of July, 1995.

[Signature]
NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-21-95

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Lot 148, according to the Survey of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18 page 37 A, B, C, D, E, F & G, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

WBD

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