

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
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 EIGHTY FIVE THOUSAND NINE HUNDRED & NO/100----  
(\$85,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, Robert C. Crandall and  
wife, Barbara A. Crandall (herein referred to as grantors), do grant, bargain,  
sell and convey unto Gibbs Morgan, Jr. and wife, Katherine G. Morgan (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 right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

SEE LEGAL DISCRIPTION ATTACHED AT EXHIBIT "A".


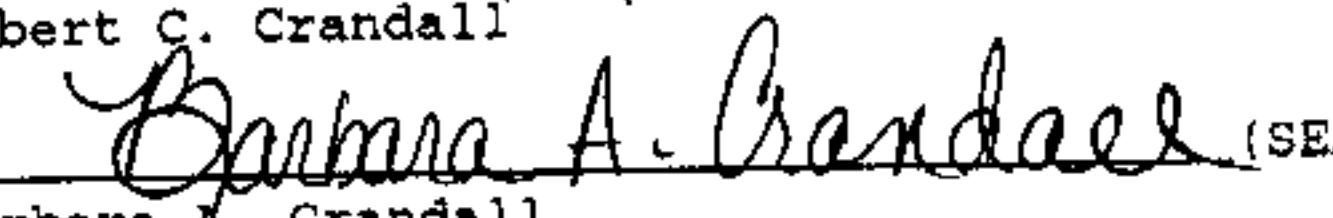
Subject to existing easements, current taxes, restrictions, set-back lines and  
rights of way, if any, of record.

GRANTEES' ADDRESS: 6268 Cahaba Valley Road Birmingham, Alabama 35242

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, we have hereunto set our hands and seals, this 11th day of  
August, 1995.

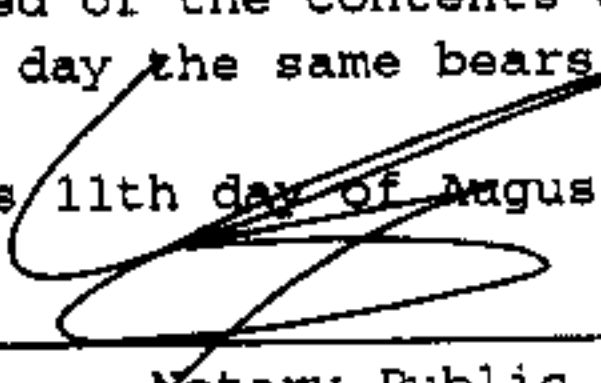
 (SEAL)  
Robert C. Crandall  
 (SEAL)  
Barbara A. Crandall

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,  
hereby certify that Robert C. Crandall and wife, Barbara A. Crandall whose names  
are signed to the foregoing conveyance, and who are known to me, acknowledged  
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 11th day of August A.D., 1995

  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

08/15/1995-22282  
09:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Inst # 1995-22282

EXHIBIT "A"

A parcel of land located in the SW 1/4 of NW 1/4 of Section 7, Township 19 South, Range 1 West, being more particularly described as follows:

Beginning at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West; thence Easterly along the South line of said quarter 765.69 feet to the West right of way line of Alabama Highway No. 119; thence Northeasterly along said West right of way line with an interior angle of 123 deg. 27 min. 160.0 feet to the true point of beginning of the hereafter described parcel; thence continue along said West right of way line 136.82 feet; thence Northwesterly at right angles 148.86 feet; thence Southwesterly with an interior angle of 82 deg. 09 min. 138.11 feet; thence Southeasterly with an interior angle of 97 deg. 51 min. 130.0 feet to the true point of beginning.

Less and except from above parcel, rights of ways for public roads as shown on map of Nevinshire Village, as recorded in Map Book 11, Page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

*Rldp*  
*B.A.C.*

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