

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 ONE HUNDRED FORTY FIVE THOUSAND & NO/100----
(\$145,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Jerome L. Dupuy and
Peggy H. Dupuy, a married man & single woman (herein referred to as grantors), do
grant, bargain, sell and convey unto G. Ayn Cagney and husband, Charles G. Loomis
(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:

Inst # 1995-23995

Lot 38, according to the Survey of Royal Oaks 2nd Sector, as recorded in Map
Book 7, Page 77, in the Probate Office of Shelby County, Alabama.

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

\$116,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 2709 Royal Lane Pelham, Alabama 35124

9TH THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF JEROME L. DUPUY AS DEFINED BY THE
CODE OF ALABAMA.

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 28th day of
August, 1995.

Jerome L. Dupuy _____ (SEAL)
Jerome L. Dupuy
Peggy H. Dupuy _____ (SEAL)
Peggy H. Dupuy

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 Jerome L. Dupuy and Peggy H. Dupuy, a married man & single
woman 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 28th day of August A.D., 1995

[Signature]
Notary Public
COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99
08/30/1995-23995
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 37.50