

This instrument was prepared by

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1904 Indian Lake Drive, Ste 100  
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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 EIGHTY FIVE THOUSAND NINE HUNDRED & NO/100----  
(\$85,900.00) 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 Janet Dawn Powell and  
Margaret Joyce Powell and James D. Powell\* (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:

Lot 76, according to the Survey of Chase Creek Townhomes, Phase Two, as  
recorded in Map Book 19, Page 160, in the Probate Office of Shelby County,  
Alabama. Mineral and mining rights excepted.

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

\$85,825.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

\* Janet Dawn Powell, a single individual  
Margaret Joyce Powell and James D. Powell, a married couple

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 Stidham, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
28th day of September, 1995.

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

Inst. # 1995-27673

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

10/02/1995-27673  
01:45 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 10.00

I, the undersigned, a Notary Public in and for said County, in said state, hereby  
certify that Amy Stidham 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 28th day of September, 1995

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

Notary Public