

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 NINETY TWO THOUSAND FIVE HUNDRED & NO/100----
(\$92,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Jeffrey Dean Easton and
wife, Carol A. Easton (herein referred to as grantors), do grant, bargain, sell
and convey unto Patrick Keith Argo and wife, Beverly Ann Argo and John I. Argo,
Jr., a married man (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:

Lot 36, according to the Survey of Kingwood, as recorded in Map Book 6 page 40
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.


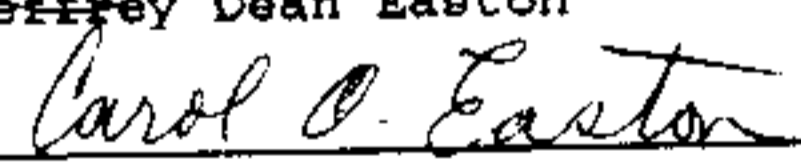
\$83,250.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 1448 Alexander Court Alabaster, Alabama 35007

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 27th day of
October, 1995.


Jeffrey Dean Easton (SEAL)

Carol A. Easton (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Jeffrey Dean Easton and wife, Carol A. Easton 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 27th day of October A.D. 1995


Notary Public

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

10/31/1995-31318
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.00

Inst # 1995-31318