

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

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 NINETY SIX THOUSAND NINE HUNDRED & NO/100----  
(\$96,900.00) DOLLARS to the undersigned grantor, Landrum Builders, 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 Bradley P. Poeth and wife,  
Pamela B. Poeth (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 29, according to the Survey of Spring Gate, Sector One, Phase Two, as  
recorded in Map Book 18 page 148, in the Office of the Judge of Probate 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.

\$99,807.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 132 King James 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 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 President, Ronny D. Landrum, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
14th day of December, 1995.

Landrum Builders, Inc.  
Inst By Ronny D. Landrum  
Ronny D. Landrum, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

12/19/1995-36360  
11:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state,  
hereby certify that Ronny D. Landrum whose name as the President of Landrum  
Builders, 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 14th day of December, 1995

Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
03/00

Inst # 1995-36360