

This instrument prepared by:
John N. Randolph, Attorney
Skote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Michael H. Sheffield
Maureen Sheffield
118 Grande View Circle
Maylene, Alabama 35114

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Forty-Eight Thousand and 00/100 (\$148,000.00) Dollars to the undersigned grantor, R & R Construction Co., Inc. a corporation, in hand paid by Michael H. Sheffield and Maureen Sheffield, the receipt whereof is acknowledged, the said R & R Construction Co., Inc. does by these presents, grant, bargain, sell and convey unto Michael H. Sheffield and Maureen Sheffield, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Grande View Estates, Givampour's Addition to Alabaster, as recorded in Map Book 19 page 100 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to:

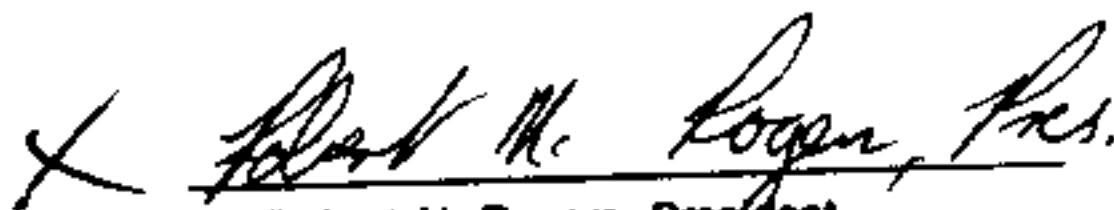
1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 30 feet reserved from Grande View Circle and Shelby County Hwy.. No. 12 as shown by plat.
3. Public easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in Inst. #1995-5892; Inst. #1995-28543 and Inst. #1995-28544 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed by Deed Book 13 page 385 and Deed Book 325 page 546 in Probate Office.
6. Release of Damages as set out in Inst. #1995-23023 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 19 page 100.
8. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed recorded as Inst. #1995-23023 in Probate Office.
9. Transmission Line Permit granted to Alabama Power Company as set out in Deed Book 138 page 170 in Probate Office.

\$140,600.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Michael H. Sheffield and Maureen Sheffield, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said R & R Construction Co., Inc. does for itself, its successors and assigns, covenant with said Michael H. Sheffield and Maureen Sheffield, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Michael H. Sheffield and Maureen Sheffield, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said R & R Construction Co., Inc. by Robert N. Rogers, President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of 1995.

R & R Construction Co., Inc.

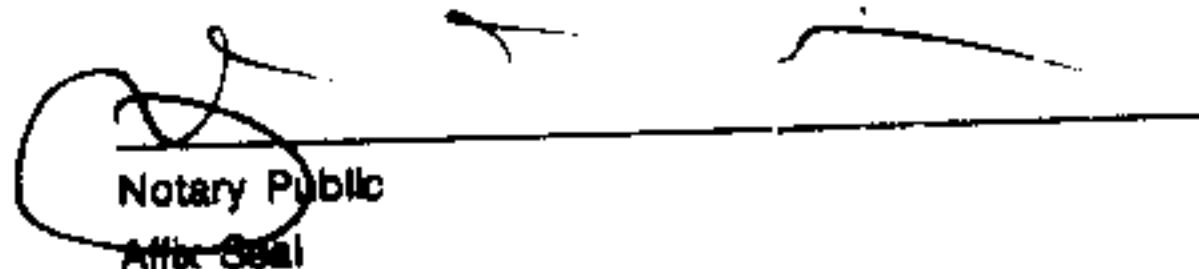

by, Robert N. Rogers, President

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert N. Rogers, President, of R & R Construction Co., Inc., a corporation, whose name as such officer 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 28th day of December, 1995.

01/04/1996-00259
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.00


Notary Public
Affix Seal

Inst # 1996-00259