

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 ONE HUNDRED SEVENTY EIGHT THOUSAND & NO/100----
(\$178,000.00) DOLLARS to the undersigned grantor, Ray Bailey Construction Co., and
wife, 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 David C. Talley and
wife, Kathy A. Talley (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 81, according to the Survey of Weatherly, Glen Abbey, Sector 12, Phase 2,
as recorded in Map Book 19 page 103 in the Probate Office of Shelby County,
Alabama; being situated in 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.

\$142,400.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 129 Glen Abbey Way 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, Ray Bailey, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
30th day of January, 1996.

Ray Bailey Construction Co., Inc.

By: Ray Bailey
Ray Bailey, President

Inst # 1996-03182

01/31/1996-03182

09:38 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 SMA 44.50

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state,
hereby certify that Ray Bailey whose name as the President of Ray Bailey
Construction Co., 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 30th day of January, 1996

Notary Public

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