

This instrument was prepared by: ✓ Larry R. Newman, Attorney at Law
3055 Lorna Road, Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred fifty six thousand and no/100 Dollars (\$156,000.00) cash, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Joel Prescott and Sherry Prescott, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell and convey unto Austin L. Bush and Betty E. Bush, (herein referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Survey of Second Addition to Riverchase West, as recorded in Map Book 7, page 59, in the Probate Office of Shelby County, Alabama.

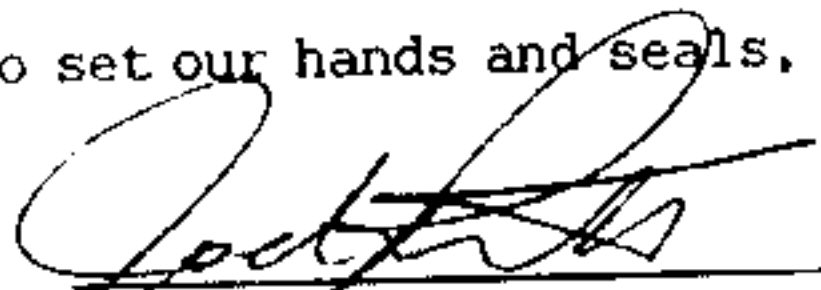
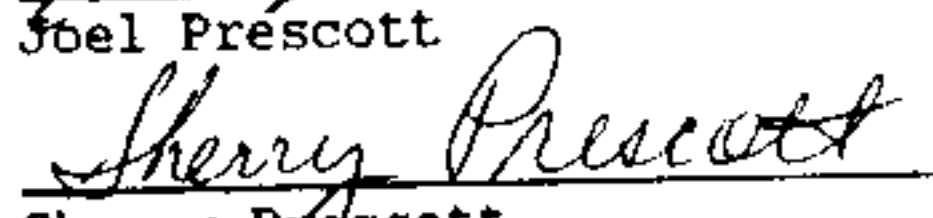
Subject to ad valorem taxes for the years 1996, and thereafter; easements, restrictions, covenants, conditions, and rights of way of record.

Grantee's address: 2012 Crossvine Road, Birmingham, Alabama 35244

TO HAVE AND TO HOLD to the said Grantees, 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

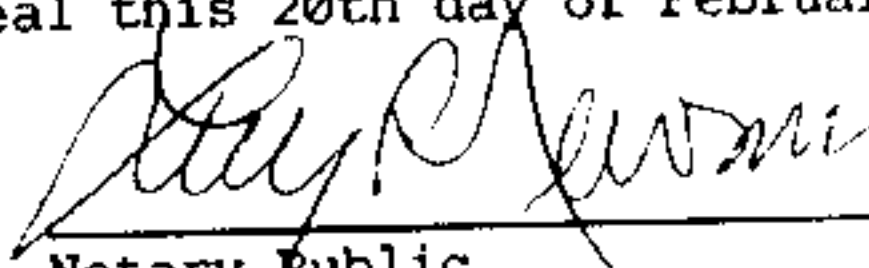
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of February, 1996.

 (Seal)
Joel Prescott
 (Seal)
Sherry Prescott

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joel Prescott and Sherry Prescott, 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 20th day of February, 1996.


Notary Public
My commission expires: 1-2-00

Inst # 1996-08017

03/12/1996-08017
08:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 164.50

Magnum

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