

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 EIGHTY TWO THOUSAND NINE HUNDRED & NO/100----
(\$82,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, John D. Brasher d/b/a
Brasher Construction Company (herein referred to as grantors), do grant, bargain,
sell and convey unto Robert Brian Sinclair, a married individual (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:

Inst # 1996-10424

Lot 45, according to the Survey of The Meadows, Plat 2, as recorded in Map Book
20 page 17 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.

\$78,750.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE
OF ALABAMA.

GRANTEES' ADDRESS: 270 Jasmine Drive 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, I have hereunto set my hand and seal, this 29th day of March,
1996.

John D. Brasher d/b/a Brasher Construction Co
By: John D. Brasher (SEAL)
John D. Brasher

04/01/1996-10424
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.00
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that John D. Brasher d/b/a Brasher Construction Company whose name 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 executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March A.D., 1996

Peggy I. Murphree
Notary Public

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99

2-20-99