

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 TWELVE THOUSAND & NO/100---- (\$12,000.00) DOLLARS to the undersigned grantor, Alabaster Nursery and Garden Center, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Robert F. Thomas and wife, Joyce E. Thomas (herein referred to as GRANTEEES) 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:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 8033 Highway 119 Montevallo, Alabama 35115

And as further consideration, the herein grantee(s) expressly assume(s) and promise(s) to pay that certain mortgage to SouthTrust Bank of Alabama as recorded in Instrument #1994-03870 and corrective mortgage recorded in Instrument No. 1994-06037, in the Probate Office of Shelby County County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

indebtedness thereby secured.
TO HAVE AND TO HOLD to the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Debra B. Valenti, who is authorized to execute this conveyance, hereto set its signature and seal, this the 2nd day of April, 1996.

Alabaster Nursery and Garden Center, Inc.
By: Debra B. Valenti 4-2-96
Debra B. Valenti, President

Attest: Joel D. Valenti
Joel D. Valenti, Vice President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Debra B. Valenti whose name as the President of Alabaster Nursery and Garden, 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 2nd day of April, 1996

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

Notary Public

EXHIBIT "A"

Part of the N 1/2 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows:

From the Southeast corner of the NW 1/4 of NW 1/4 of said Section 23, run West along the South line of said 1/4-1/4 section for a distance of 8.6 feet to a point on the West right-of-way line of Alabama Highway #119; thence turn an angle to the right of 98 degrees 43 minutes and run in a Northeasterly direction along said West right-of-way line for a distance of 137.175 feet to the point of beginning of the property here in described; thence turn an angle to the left of 98 degrees 43 minutes and run West for a distance of 265.61 feet; thence turn an angle to the right of 100 degrees 56 minutes and run Northeasterly for a distance of 107.54 feet; thence turn an angle to the right of 79 degrees 04 minutes and run East for a distance of 261.40 feet to a point on the West right-of-way line of said highway; thence turn an angle to the right of 98 degrees 43 minutes and run Southwesterly along said right-of-way line for a distance of 106.825 feet to the point of beginning. Situated in Shelby County, Alabama.

JW DBU
Inst # 1996-11237

04/05/1996-11237
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 23.00