

WARRANTY DEED

State of Alabama)
Shelby County)

Know All Men By These Presents:

That in consideration of ONE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$169,900.00), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, David M. Dawson and Donald Elbert Dawson, Jr., both individually and as the Co-Executors of the Estate of Donald Elbert Dawson, deceased, Shelby County, Alabama, Probate Case No. 34-130, (herein referred to as "Grantor", whether one or more than one), do grant, bargain, sell, and convey unto Robert A. Berry and Gina L. Berry, (herein referred to as "Grantees"), for and during their joint lives as joint tenants 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, Alabama, to wit:

Lot 17, in Block 1, according to the Survey of Cherokee Forest, First Section, as recorded in Map Book 5, page 17, in the Probate Office of Shelby County, Alabama.

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

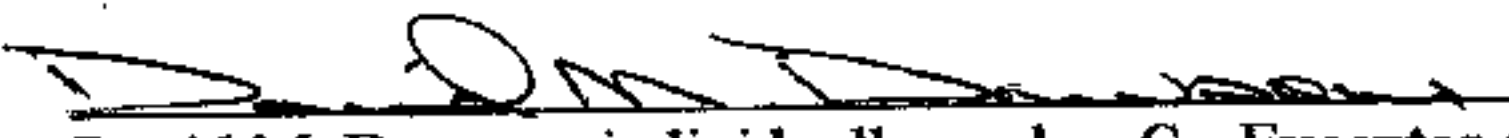
\$161,400.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.


Grantors warrant that no part of the above described constitutes their homestead or that of their respective spouses, if any.

Grantees Address: 5534 Double Oak Lane, Birmingham, Alabama 35242.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants 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 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 said 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 on April 30, 1996.

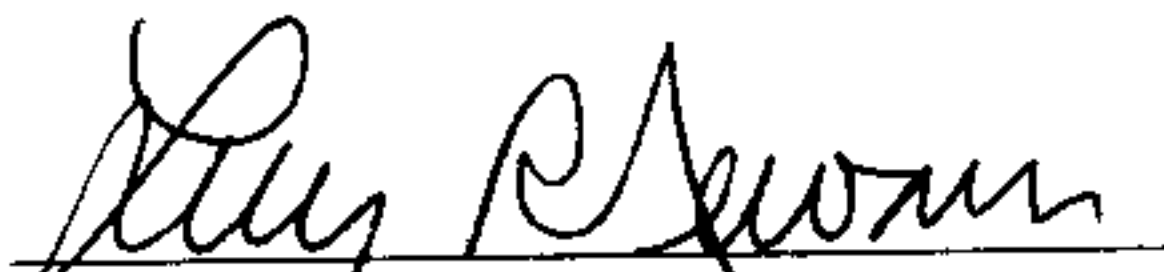
 (Seal)
David M. Dawson, individually, and as Co-Executor of the Estate of Donald Elbert Dawson, deceased, Shelby County, Alabama Case No. 34-130.

 (Seal)
Donald Elbert Dawson, Jr., individually, and as Co-Executor of the Estate of Donald Elbert Dawson, deceased, Shelby County, Alabama Case No. 34-130.

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David M. Dawson and Donald Elbert Dawson, Jr., whose names individually and as Co-Executors of the estate of Donald Elbert Dawson, deceased, Shelby County, Alabama Case No. 34-130, 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 said conveyance they, in such capacities and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official on April 30, 1996.


Notary Public
My commission expires: 1-2-00

This Instrument was prepared by Larry R. Newman, Attorney at Law
3055 Lorna Road, Birmingham, Alabama.

05/01/1996-14115
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.00

Inst # 1996-14115