

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

That in consideration of ONE HUNDRED TWENTY THOUSAND and no/100 DOLLARS (\$120,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ANTHONY STEVEN DAVIS, an unmarried man, (herein referred to as grantor) does grant, bargain, sell and convey unto SHANNON E. TODD AND JAMES H. TODD, (GRANTEES), as joint tenants with rights of survivorship, the following described real estate situated in SHELBY County, Alabama to wit:

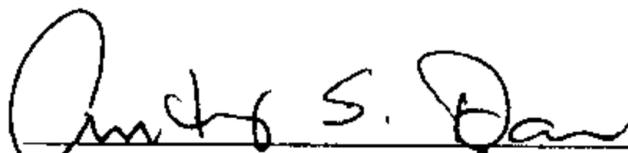
Lot 1, according to the Survey of Hamlet, 4th Sector, as recorded in Map Book 9, page 22, in the Probate Office of Shelby County, Alabama.

\$96,000.00 of the consideration herein is from a purchase money first mortgage.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1996 taxes are currently a lien but are not yet due and payable.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, and their assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of May, 1996.

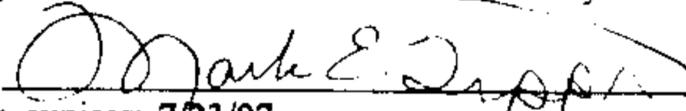


ANTHONY STEVEN DAVIS

STATE OF ALABAMA
JEFFERSON COUNTY

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that ANTHONY STEVEN DAVIS, 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 13TH day of MAY, 1996.

Notary Public: 
My commission expires: 7/23/97

Prepared by: Mark E. Tippins, Attorney 4 Office Park Circle, #213
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: James H. Todd, 109 5th Avenue S.W., Alabaster, AL 35007

Inst # 1996-15693

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05/14/1996-15693
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 32.50