

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 ONE HUNDRED SIXTY EIGHT THOUSAND & NO/100----
(\$168,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, William B. Barker and
wife, Jacqueline A. Barker (herein referred to as grantors), do grant, bargain,
sell and convey unto Phillip G. Mishalanie, Jr. and wife, Genevie H. Mishalanie
(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:

Lot 12, according to the Survey of Third Addition, Riverchase West, as
recorded in Map Book 7, Page 139, in the Probate Office of Shelby County,
Alabama. Mineral and mining rights excepted.


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

\$134,400.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

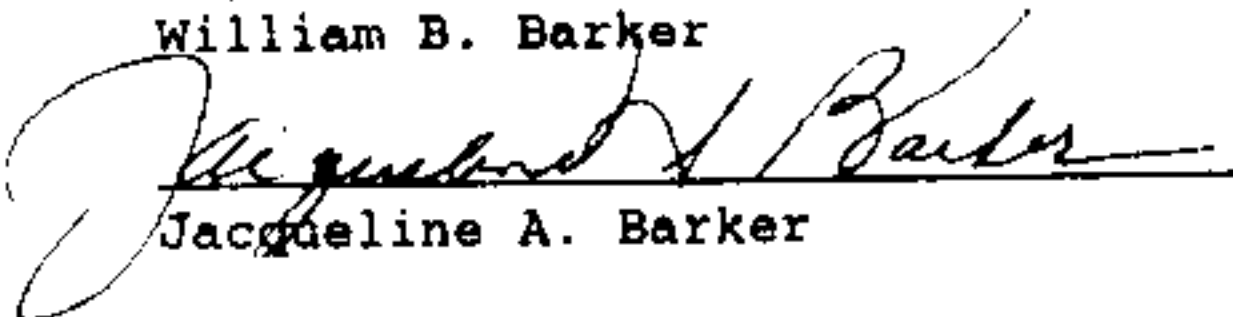
GRANTEES' ADDRESS: 2116 Partridge Berry Road Birmingham, Alabama 35244
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon
the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such survivor forever, together with every 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, we have hereunto set our hands and seals, this 31st day of
May, 1996.



William B. Barker (SEAL)



Jacqueline A. Barker (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that William B. Barker and wife, Jacqueline A. Barker 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 31st day of May A.D., 1996

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

Notary Public
Inst. # 1996-17770

06/03/1996-17770
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 42.50

1054 # 1996-17770