

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 NINE THOUSAND & NO/100---- (\$89,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Archie Cooley and wife, Norma Jean Cooley (herein referred to as grantors), do grant, bargain, sell and convey unto Scott D. Urbantke and wife, Angela Urbantke (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:

See Legal Description Attached Exhibit "A".

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

\$80,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 220 Cheshire Drive Harpersville, Alabama 35078

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 4th day of June, 1996.

 (SEAL
Archie Cooley

 (SEAL
Norma Jean Cooley

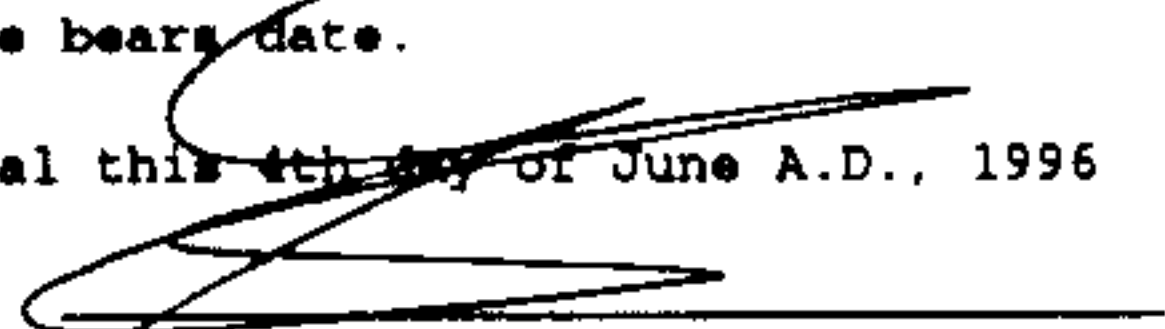
STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Archie Cooley and wife, Norma Jean Cooley 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 4th day of June A.D., 1996


Notary Public

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

Inst 0 1996-18395

06/06/1996-18395
10:43 AM CERTIFIED
SHELBY COUNTY JUNE 6 1996
JUL 12 1996

EXHIBIT "A"

A parcel of land situated in the East 1/2 of the SE 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama. Commencing at the Southwest corner of Section 23, Township 19 South, Range 1 East; thence proceed East, along the South line of said Section 23, a distance of 2042.00 feet; thence North 01 deg. 48 min. 00 sec. East, a distance of 325.12 feet to the North right of way of U.S. Hwy. No. 280, and the Point of Beginning; thence continuing along the same course a distance of 287.99 feet, to the Southeast right of way of Cheshire Road; thence North 31 deg. 21 min. 03 sec. East, along said right of way, a distance of 566.34 feet; thence South 01 deg. 17 min. 47 sec. West, a distance of 403.43 feet; thence South 17 deg. 34 min. 32 sec. West, a distance of 265.14 feet, to the North right of way of U.S. Hwy. No. 280; thence South 77 deg. 51 min. 47 sec. West, along said right of way a distance of 63.53 feet; thence South 45 deg. 19 min 02 sec. West, along said right of way, a distance of 125.90 feet; thence South 77 deg. 51 min. 47 sec. West, along said right of way a distance of 64.35 feet, to the Point of Beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

WJC
[Signature]

Inst # 1996-18395

06/06/1996-18395
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 20.00