

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 FIFTY THREE THOUSAND FOUR HUNDRED & NO/100----
(\$53,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, C.D. Howard and Jerry
Lucas, married men (herein referred to as grantors), do grant, bargain, sell and
convey unto Cecil Copeland and wife, Carol J. Copeland (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 4, according to the Survey of Lucas and Howard Subdivision as recorded in
Deed Book 20, page 96, in the Probate Office of Shelby County, Alabama.

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

GRANTEES' ADDRESS: PO BOX 610383 BIRMINGHAM, AL. 35261

The following restrictive covenants shall attach to and run with the land:

- 1) No mobile homes or trailers;
- 2) Any residential homes shall have a minimum of 1,500 square feet.
- 3) The property shall not be used for any commercial purpose.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

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 1st day of
July, 1996.

C.D. Howard
C.D. Howard

Jerry Lucas
Jerry Lucas

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that C.D. Howard and Jerry Lucas, married men 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 1st day of July A.D., 1996

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

Notary Public

Inst # 1996-21549

Inst # 1996-21549
07/03/1996-21549
03:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT SEAL