

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 NINETY THREE THOUSAND EIGHT HUNDRED & NO/100---- (\$93,800.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dennis L. Hurst and wife, Bronda A. Hurst (herein referred to as grantors), do grant, bargain, sell and convey unto John R. Venable and wife, Janice E. Venable (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 As Exhibit "A".

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

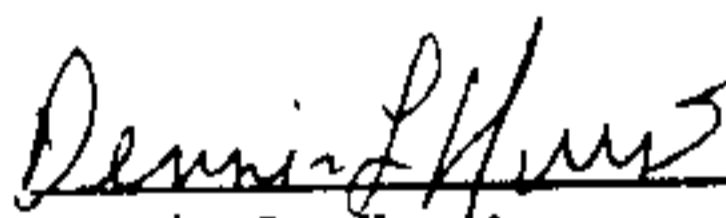
\$93,303.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5 Eddings Lane Montevallo, Alabama 35115

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 8th day of August, 1996.



Dennis L. Hurst (SEAL)



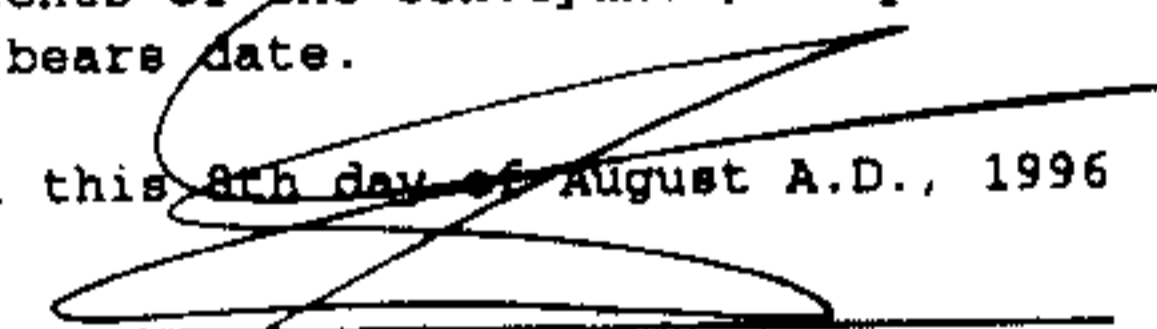
Bronda A. Hurst (SEAL)

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 Dennis L. Hurst and wife, Bronda A. Hurst 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 8th day of August A.D., 1996



Notary Public

Inst # 1996-26010
08/12/1996-26010
10:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SHA 11.50

COURTNEY MASON, JR.
MY COMMISSION EXPIRES
5/1/97

Inst # 1996-26010

EXHIBIT "A"

A part of Lot 6 of Monte Tierra, First Addition as recorded in Map Book 6 page 93 in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:

Begin at the Northeast corner of said Lot 6; thence run South along the East line of said lot a distance of 120.00 feet; thence turn right 168 deg. 14 min. 30 sec. and run Northwest 44.46 feet; thence turn right 18 deg. 31 min. and run Northeast a distance of 77.02 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO: Lot 5 of Monte Tierra, First Addition as recorded in Map Book 6 page 93 in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT that part of said Lot 5, described as follows:
Begin at the Southwest corner of said Lot 5; thence run North along the West line of said lot a distance of 72.07 feet; thence turn right 168 deg. 14 min. 30 sec. and run Southeast a distance of 73.61 feet to the South line of said lot; thence turn right 101 deg. 46 min. 30 sec. and run West along said South line a distance of 15.00 feet to the point of beginning.

DLH
BAH

Inst # 1996-26010

08/12/1996-26010
10:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50