

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 SEVENTY FIVE THOUSAND SIX HUNDRED & NO/100----  
(\$75,600.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, ~~the~~ Mildred C. Schneider, a  
single individual (herein referred to as grantors), do grant, bargain, sell and  
convey unto Michael C. Dialektakos and wife, J. Michelle Dialektakos (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.

\$67,950.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 605 Hwy 480 Vandiver, Alabama 35176

Mildred C. Schneider is the surviving grantee of that certain deed as recorded  
in Deed Book 353, Page 920, in the Probate Office of Shelby County, Alabama,  
the other grantee, Adam J. Schneider, having died on or about the 11<sup>th</sup> day of  
August, 1994.

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, I have hereunto set my hand and seal, this 13th day of  
September, 1996.

  
Mildred C. Schneider (SEAL)

STATE OF ALABAMA

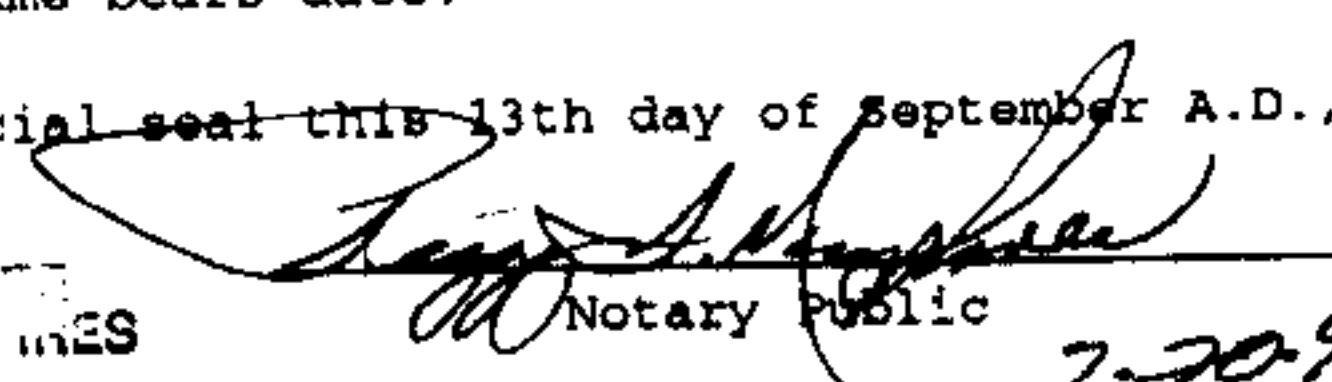
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Mildred C. Schneider, a single individual 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, she executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September A.D., 1996

PEGGY L. HARRISON  
MY COMMISSION EXPIRES  
2/20/99

  
Notary Public

2-20-99

Inst # 1996-30391

09/16/1996-30391  
09:39 AM CERTIFIED  
SHELBY COUNTY PROBATE  
19.00

EXHIBIT "A"

A part of the NE 1/4 of the NW 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: From the Northwest corner of NE 1/4 of the NW 1/4 of Section 11, Township 18 South, Range 1 East; thence East along and with the Northerly line of said Section on an azimuth of 90 deg. 39 min. 22 sec. for 1,315.61 feet to the Northwest corner of the NE 1/4 of the NW 1/4 of said Section; thence proceed East on the previous course a distance of 455 feet as per deed to a point; thence an azimuth of 182 deg. 29 min. Southerly for 825.91 feet to the point of beginning; thence proceed Southerly 440.00 feet to a point on the Northerly right of way line of Shelby County Highway No. 480, said right of way lying 30 feet North of centerline; thence an azimuth Easterly of 89 deg. 18 min. for 177.00 feet; thence an azimuth of 00 deg. 29 min. Northerly for 440.00 feet; thence an azimuth of 269 deg. 18 min. Westerly for 177.00 feet as per deed to the point of beginning; being situated in Shelby County, Alabama.

*M.C. L.*

Inst # 1996-30391

09/16/1996-30391  
09:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 19.00