

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 TWENTY THOUSAND & NO/100---- (\$20,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Virginia E. Smith, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Gilbert O. Fredrick, III and wife, Kimberly C. Fredrick (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 Attached Exhibit A for Legal Description

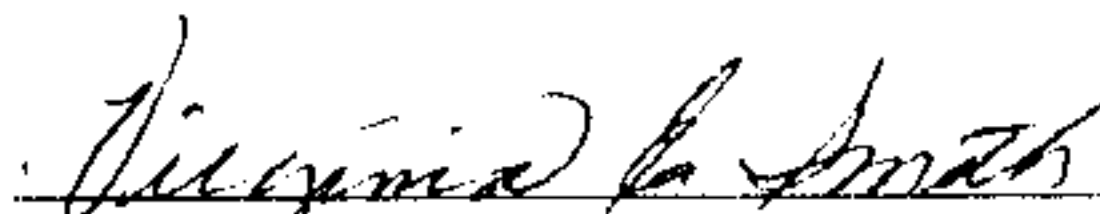
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 122 Goel 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, I have hereunto set my hand and seal, this 27th day of September, 1996.

  
Virginia E. Smith

(SEAL)

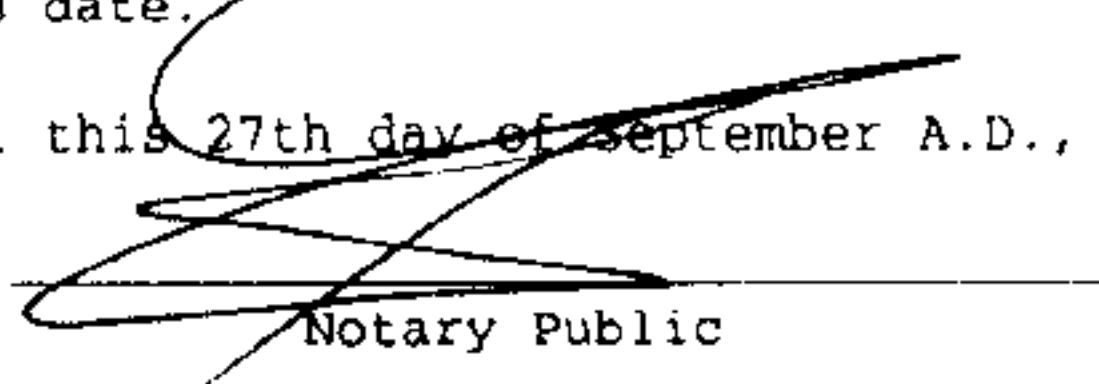
STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virginia E. Smith, 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 27th day of September A.D., 1996

  
Notary Public

10/01/1996-32296  
MY COMMISSION IS CERTIFIED  
10/01/1996  
09:51 AM  
SHELBY COUNTY JUDGE OF PROBATE  
JSE #20

INS. # 1496-32296

10/01/1996-32296  
10:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JSE #20

Exhibit A

**Part of the East 1/2 of SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:**

**Beginning at a concrete monument being the Southeast corner of the NE 1/4 of the SE 1/4 of said Section 16, run in a Northwesterly direction along the Southwest line of Lot 69 and Lot 10A, Homestead, Third Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 6, Page 118, for a distance of 568.97 feet to an existing iron rebar; thence turn an angle to the left of 91 degrees 18 minutes 51 seconds and run in a Southwesterly direction for a distance of 228.57 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 89 degrees 49 minutes 41 seconds and run in a Southeasterly direction for a distance of 406.71 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 53 degrees 22 minutes 37 seconds and run in an Easterly direction for a distance of 270.66 feet, more or less, to the point of beginning.**

**Minerals and mining rights excepted.**

*J.S.*

Inst # 1996-32296

10/01/1996-32296  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 31.00