

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

CORPORATION FORM 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 FOUR THOUSAND FIVE HUNDRED & NO/100----
(\$24,500.00) DOLLARS to the undersigned grantor, Brookland Homes, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Jimmy L. Neece and wife,
Carol B. Neece (herein referred to as GRANTEEES) 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:

Lot 54, according to the survey of Wynlake Subdivision, Phase III, as recorded
in Map Book 21 page 84 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

GRANTEES' ADDRESS: 1435 SECRETARIAT DR. HELENA, AL. 35050

* GRANTOR RESERVES THE RIGHT OF FIRST REFUSAL FOR THE ORIGINAL PURCHASE PRICE
FOR 24 MONTHS FROM THE DATE OF THIS DEED. THIS RIGHT SHALL EXPIRE 24 MONTHS
FROM DATE OR MAY BE RELEASE BY GRANTOR IF GRANTOR CONSENTS WITHIN 24 MONTHS.

TO HAVE AND TO HOLD to the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of
said premises; that they are free from all encumbrances, that it has a good right
to sell and convey the same as aforesaid; and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, A. Ashtarani, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
18th day of October, 1996.

Brookland Homes, Inc.

By: A. Ashtarani
A. Ashtarani, President

10/21/1996-35080
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCS 33.00

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that A. Ashtarani whose name as the President of Brookland Homes, Inc., a
corporation, 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, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th day of October, 1996

[Signature]
Notary Public

COURTNEY H. MASON
MY COMMISSION EXPIRES
2000

Inst # 1996-35080