


Warranty Deed, Joint Tenants with Right of Survivorship
Heatherbrooke Construction Company, Inc., Grantor
Robert O. Lucas, II & Tami A. Lucas, Grantees
December 18, 1996
Page Two

TO HAVE AND TO HOLD unto 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 rights of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 the 19th day of December, 1996.

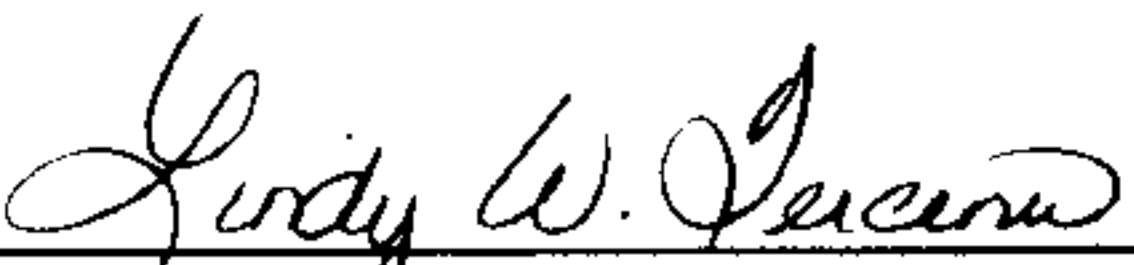


ROBERT O. LUCAS, II, as President of
HEATHERBROOKE CONSTRUCTION
COMPANY, INC.

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert O. Lucas, II, as President of Heatherbrooke Construction Company, Inc., whose name is signed to foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 1996.



Notary Public
My Commission Expires: 3/20/97

Inst # 1996-42113

12/26/1996-42113
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 58.00

THIS INSTRUMENT PREPARED BY:

Milton E. Barker, Jr.
Attorney At Law
Barrister Hall
2205 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Robert O. Lucas, II and wife
Tami A. Lucas
212 Broadmoor Circle
Alabaster, Alabama 35007

Inst # 1996-42113

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Seventy-two Thousand and NO/100 Dollars (\$172,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,
Heatherbrooke Construction Company, Inc.

(hereinafter referred to as grantor) does grant, bargain, sell and convey unto

Robert O. Lucas, II and wife, Tami A. Lucas

(hereinafter referred to as GRANTEES), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 449, according to the Survey of Weatherly Broadmoor Abbey, Sector 25, as recorded in Map Book 21, Page 1, in the Probate Office of Shelby County, Alabama.

- SUBJECT TO: 1. All taxes for the year 1997 and subsequent years.
2. Covenants and Agreements, recorded in Instrument 1995-6003, in the Probate Office of Shelby County
3. Mineral and mining rights and rights incident thereto recorded in Instrument 1996-2155 and Volume 59, page 197, in the Probate Office of Shelby County, Alabama. through 386, and Bessemer Volume 726, at Pages 110 through 136.
4. Right of Way granted to Alabama Power Company by instrument recorded in Volume 194, page 30, in the Probate Office of Shelby County, Alabama.
5. Agreement for ingress and egress, recorded in Volume 289, page 858, in the Probate Office of Shelby County, Alabama.
6. Restrictions or Covenants recorded in Instrument 1996-09837, in the Probate Office of Shelby County, Alabama.

\$125,000.00 of the above recited consideration is evidenced by a mortgage executed and recorded simultaneously herewith.

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