

WARRANTY DEED

State of Alabama)
 Shelby County)

Know All Men By These Presents:

That in consideration of ONE HUNDRED EIGHT THOUSAND and 00/100 DOLLARS (\$108,000.00), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, Francois Granger and Marie-Helene Trudel, husband and wife, (herein referred to as "Grantor"), grant, bargain, sell, and convey unto Joe Henry Clifton, II and Alicia Clifton, (herein referred to as "Grantees"), for and during their joint lives as joint tenants 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:

Lot 39, according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19, page 168, in the Probate Office of Shelby County, Alabama.

Subject to Advalorem taxes for the years 1997, and thereafter; covenants, restrictions, easements, and rights of way of record.

\$110,160.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

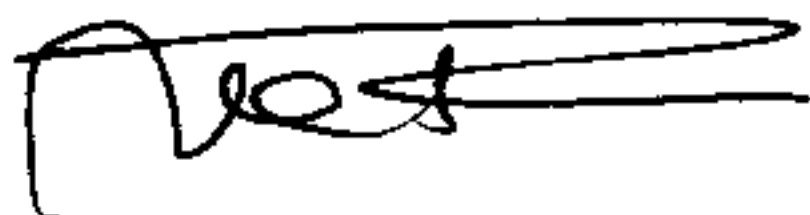
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And we do 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 noted 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 said 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 on this the 30th day of December, 1996.

 (Seal)
 Francois Granger
 (Seal)
 Marie-Helene Trudel

Suomen Raikun
 me, at ~~Shelby~~ cells.
 Canada, their -
 30th day of December 1996

Cecilia Lafont



01/13/1997-01309
 01:53 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 HCD 9.50

