

This instrument was prepared by

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

st # 1997-03098

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

01/30/1997-03098
11:40 AM CERTIFIED
KNOW AS THE COUNTY JUDGE OF PROBATE
001 SNA 38.30
PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED & NO/100----
(\$115,800.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Scott Edward Tucker and
wife, Leigh Anne Tucker (herein referred to as grantors), do grant, bargain, sell
and convey unto Bryan A. Martinez (herein referred to as GRANTEE) 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:

Lot 62, according to the Survey of Southern Hills, as recorded in Map Book 7,
page 72, in the Probate Office of Shelby County, Alabama.

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

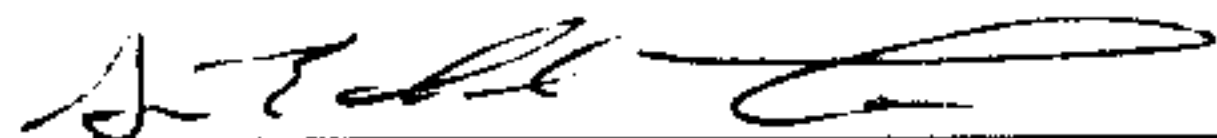
\$85,800.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

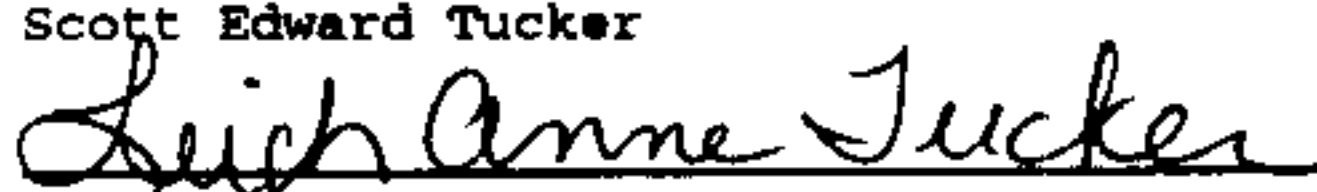
GRANTEES' ADDRESS: 56 Southern Hills Court Calera, Alabama 35040

TO HAVE AND TO HOLD to the said GRANTEE 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 GRANTEE, 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
GRANTEE, their heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of
January, 1997.



Scott Edward Tucker (SEAL)


Leigh Anne Tucker (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 Scott Edward Tucker and wife, Leigh Anne Tucker whose names are
signed to the foregoing conveyance, and who are known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January A.D., 1997



Notary Public

COURTNEY H. MASON, ESQ.
MY COMMISSION EXPIRES
3/5/99