

This instrument was prepared by

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

Inst # 1997-03588

02/03/1997-03588  
02:39 PM CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
001 SNA 19.50

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND NINE HUNDRED & NO/100----  
(\$97,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, Milton Albert Ferguson,  
Jr. and wife, Julie Hunt Ferguson (herein referred to as grantors), do grant,  
bargain, sell and convey unto J. Damon Folmar and wife, Fran N. Folmar (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:

Lot 6, Scottsdale, First Addition, according to the Survey of Subdivision as  
recorded in Map Book 7 page 14 in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

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

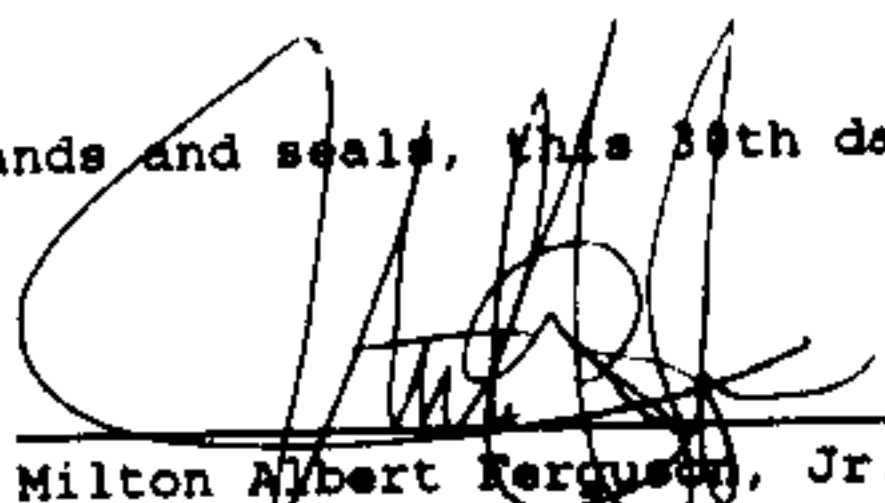
\$87,300.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.


GRANTEES' ADDRESS: 106 Scottsdale Drive Alabaster, Alabama 35007

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, we have hereunto set our hands and seals, this 30th day of  
January, 1997.

  
Milton Albert Ferguson, Jr. (SEAL)

  
Julie Hunt Ferguson (SEAL)

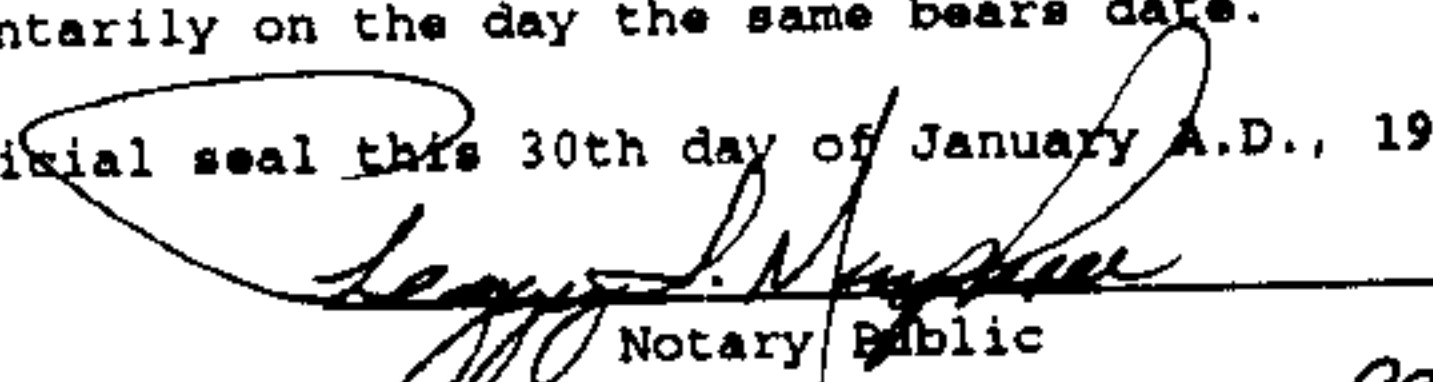
STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Milton Albert Ferguson, Jr. and wife, Julie Hunt Ferguson 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 30th day of January A.D., 1997

  
Notary Public

PEGGY I. MURPHREE  
MY COMMISSION EXPIRES  
2/20/99

2-20-99