

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 THREE HUNDRED SEVENTY FIVE THOUSAND & NO/100----
(\$375,000.00) DOLLARS to the undersigned grantor, T & T Quality Homes, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEES
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto George Drakos and wife, Robin
R. Drakos (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:

Lot 34, according to the Survey of Greystone, 7th Sector, Phase I, as recorded
in Map Book 18 page 120 A, B & C 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.

\$300,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 7000 Bradstock Court Hoover, Alabama 35242

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 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 GRANTEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, Barry J. Turpin, who
is authorized to execute this conveyance, hereto set its signature and seal, this
the 18th day of February, 1997.

T & T Quality Homes, Inc.
By: Barry J. Turpin
Barry J. Turpin, Vice President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

02/20/1997-05351
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NOTARY PUBLIC \$3.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Barry J. Turpin whose name as the Vice President of T & T Quality
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 February, 1997

COURTNEY MASON
MY COMMISSION EXPIRES
3/31/99

Notary Public

Inst # 1997-05351