

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 FIVE HUNDRED SEVENTY SEVEN THOUSAND & NO/100 (\$577,000.00) DOLLARS to the undersigned grantor, Southmark Builders, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Michael R. Molitor and wife, Cindy Sullivan Molitor (herein referred to as GRANTEEES) 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:

Inst # 1997-05949

Lot 9-A, according to a Resurvey of Lots 9, 11, 12 and 13, Greystone, 7th Sector, as recorded in Map Book 21 page 35 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions, dated November 6, 1990, and recorded in Real Volume 317 page 260 in the Probate Office of Shelby County, Alabama, and all amendments thereto.

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

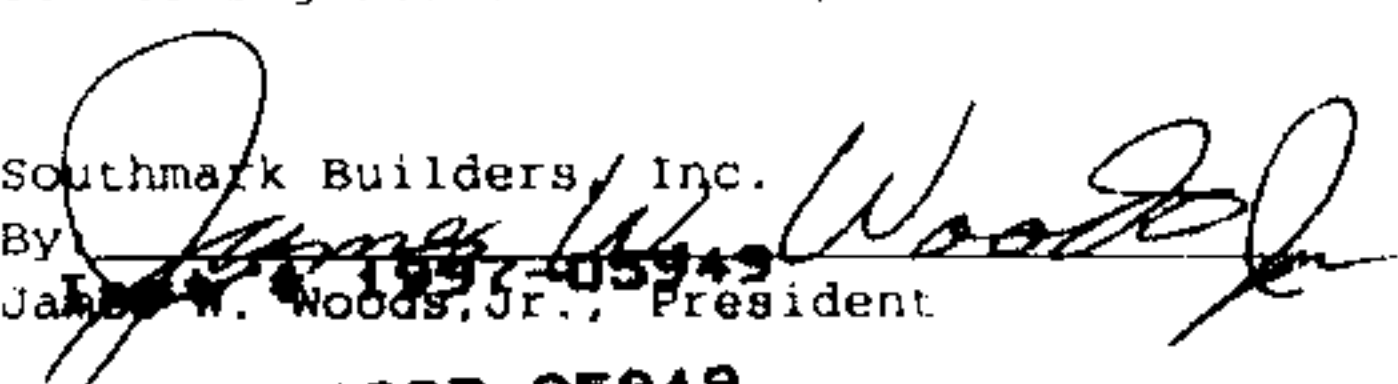
\$497,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 8054 Castlehill Road, Birmingham, Alabama 35242.

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

IN WITNESS WHEREOF, the said GRANTOR by its President, James W. Woods, Jr., who is authorized to execute this conveyance, hereto set its signature and seal, this the 25th day of February, 1997.

Southmark Builders, Inc.
By 
James W. Woods, Jr., President

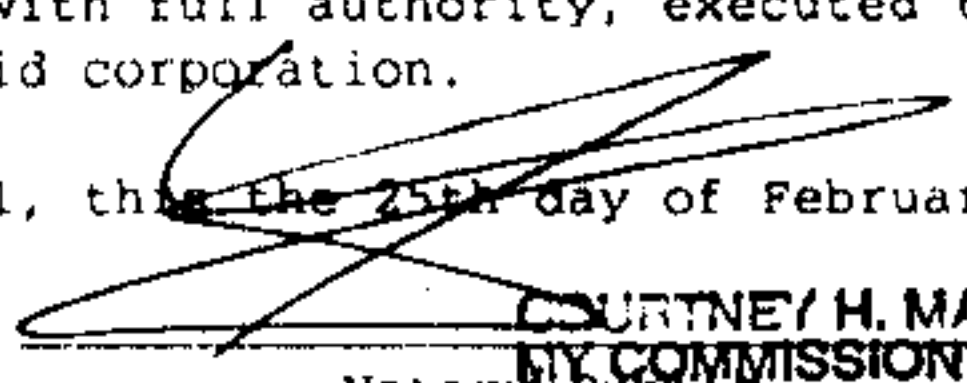
02/26/1997-05949
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 08.50

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that James W. Woods, Jr. whose name as the President of Southmark Builders, 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 25th day of February, 1997


COURTNEY H. MASON, JR.
Notary Public
MY COMMISSION EXPIRES 3/5/99